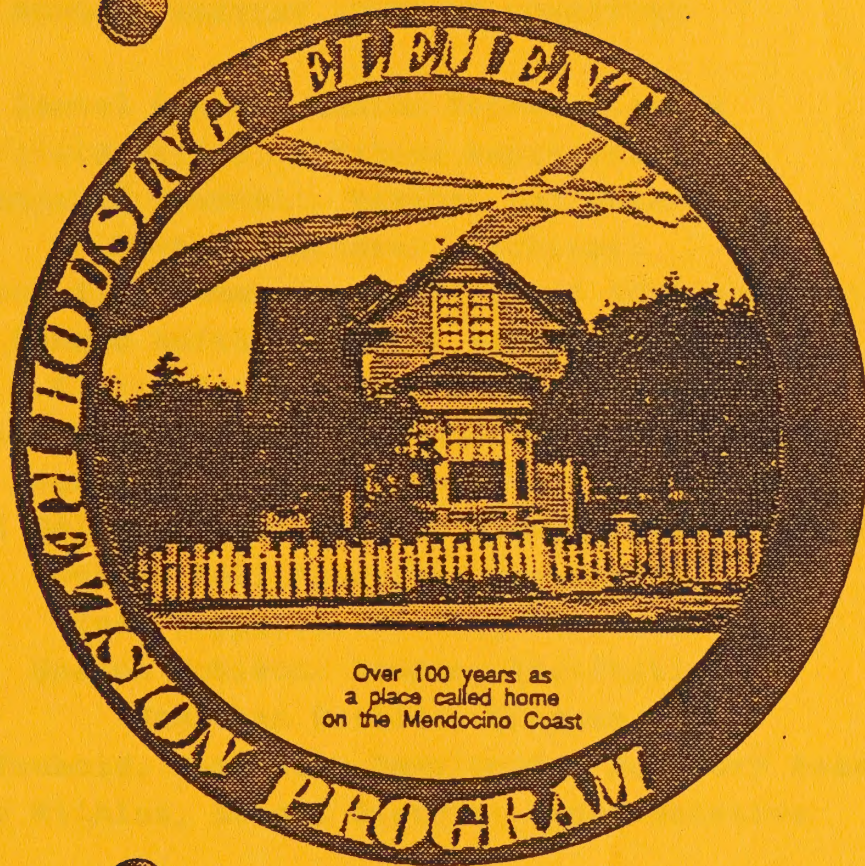




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CITY OF FORT BRAGG
GENERAL PLAN HOUSING ELEMENT

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HOUSING

Fort Bragg has a rich variety of housing. Single Family homes on individual lots make up the majority of the housing. The majority of the residential lots are built upon, leaving little room for infilling. The housing mix and history are important in considering the future housing needs and neighborhood identity in Fort Bragg.

Fort Bragg's housing policies and programs address the perceived needs for housing the City's population. The commitment to the citizens of Fort Bragg is genuine, yet the City also recognized that it may have difficulty meeting all its identified needs. The Housing Element articulates Fort Bragg's hopes for the City's housing supply in light of current constraints to housing development, markets and affordability. It establishes a framework to guide decision making and an action program for the City to use in resolving its housing needs. Many of these factors are outside the control or influence of local government. Nevertheless, the City of Fort Bragg and the community will continue and intensify the effort to make habitable and affordable housing available to all residents of Fort Bragg.

The requirements of State Government Code Section 65583 are addressed in this element. The format is different from other elements in the General Plan, in that it follows very specific state guidelines with respect to data to be gathered, examined and subjects to be covered. Additionally, under Goals, Policies and Implementation Programs, it will indicate when the programs are to be undertaken during the tenure of the General Plan and provide a "Housing Unit Count" for affordable housing, rehabilitation or replacement.

A Housing Element Advisory Committee participated in the drafting of this Housing Element. The 1985 Housing Element is evaluated and a review of the current and projected status of the housing supply and its relationship to the various kinds of housing needed by a cross-section of the citizenry of Fort Bragg.

1. NEEDS AND GOALS

The City of Fort Bragg looks forward to the 1990's with a continuing dedication to the provision of safe, sanitary, decent housing for its residents. Realizing the needs of all people on the economic spectrum, this updated Housing Element states the five year objectives, programs and policies to facilitate an adequate supply of housing ranging from provision of emergency shelters for the homeless to high amenity homes for those with above moderate incomes.

This updated version of the 1985 Housing Element addresses the substantive requirements of Housing Element Law, California Government Code Article 10-6, Sections 65580-66589.5 and covers the planning period of 1992-1997. It includes: 1) An evaluation of the 1985 Element; 2) A Technical Update; and, 3) A revision of objectives and programs reflecting the evaluation. (The Demographic Data was updated with the most reliable figures available, in light of the reality that 1980 Census is ancient history and the results of the 1990 Census will not be available until 1992 or later.

2. THE 1985 HOUSING ELEMENT EVALUATED

The Housing Element Advisory Committee (HEAC) working with the City Planning Staff evaluated the 1985 Housing Element. The evaluation included:

- 1) The effectiveness of the Housing Element in the attainment of the communities housing goals and objectives; and,
- 2) The progress of the City in implementation of the Housing Element.

The 1985 Housing Element contained four (4) goals with follow-up policies and programs with agencies responsible for the implementation of those goals.

Goal Number One was to create new housing opportunities. Policies included:

- 1) Allowance for second residential units;
- 2) Assurance that adequate types and amounts of residentially zoned lands;
- 3) Create below market financing for affordable housing to low and moderate income households;
- 4) Housing opportunities maximized;
- 5) Reduce review process for affordable housing; and,
- 6) Permit use of mobile/modular homes in residential areas.

The programs to implement those new housing opportunities have been minimal. Allowing second residential units and mobile/modular homes have been in practice. The other programs listed were too vague, lacked specificity and were not implemented.

Goal Number Two was to preserve, upgrade and maintain the existing housing stock. Policies included:

- 1) Using local, state and federal resources to assist low and moderate income homeowners to maintain their house in sound condition;
- 2) Survey housing conditions to identify substandard housing which is suitable for rehabilitation;
- 3) Incentives to maintain private residential property; and,
- 4) Promote the preservation of housing in transitional areas and renovation of historically significant structures.

Programs listed to implement these policies have been nonexistent. The Redevelopment Agency can participate in a wide variety of programs to assist in the condition of the City's housing stock.

Goal Number Three was to address the special housing needs of Fort Bragg residents. Policies included:

- 1) Incentives for the development of specially designed handicapped housing;
- 2) Renovating existing residential hotels to preserve the supply of short term rental units for low income elderly residents;
- 3) Provide adequate supply of housing for senior citizens which is easily accessible to support services;
- 4) Assist low and moderate income families and elderly persons maintaining their homes; and,
- 5) Provide rental assistance to persons of low or moderate income.

The Moura Senior Citizen Housing Project, assisted in part by the Redevelopment Agency, totalling some 33 housing units has been built. These homes are located in close proximity to shopping and the hospital. Other programs would include second units as a means of providing affordable housing. Other programs were not implemented.

Goal Number Four was energy conservation. Current zoning does allow for densities to be exceeded for energy conservation. HEAC recommended the encouragement of all higher densities to be eligible to exceed density established by the zoning code. The City would like to develop policies regarding water conservation as a part of resource conservation.

In general, the Housing Element Advisory Committee (HEAC) listed the major shortfalls of the 1985 Housing Element. These shortfalls are:

- Absence of annexations;
- Increase of development fees;
- Inaccurate or old data;
- Vagueness;
- Lack of long range planning and direction for the future;
- The document was not implemented; and,
- Did not address the special needs sector of the population.

It was decided by HEAC that the 1992 Housing Element will:

- 1) Attempt to attain a reliable base data;
 - 2) Be a working document with long range planning;
 - 3) Take a pro-active approach to housing (both ownership and rentals);
 - 4) The Redevelopment Agency is to play a key role in implementing affordable housing programs;
 - 5) Support for a mobile home park for all types;
 - 6) Encourage incentives for family housing;
 - 7) Recommend streamlining the permit process;
 - 8) Promote rehabilitation loans;
 - 9) Seeking other funding/financing programs; and,
- Stress the importance of
- 10) A Memorandum of Understanding with the County of Mendocino on its refusal to assume its responsibility to assure affordable housing on the coast of Mendocino.

The HEAC believes that educating the public on housing issues in the City is one of the first steps to be undertaken. Prior to submittal of a Draft Housing Element to the City Council, HEAC will coordinate a public study session on the proposed Housing Element and related housing issues within the City. The importance of providing housing for all its citizens, creating a surplus necessary to seek major employers and its importance as an element of the City's infrastructure is part of that educational task.

In the five years since its adoption, 313 housing units were built. Of the 313 housing units built, 68 were single family residences. The 1985 Housing Element projected 340 housing units for that planning period. As has occurred in many parts of the state, rental housing

construction in Fort Bragg has dropped dramatically since 1987 because of changes in the tax laws and increasing land prices. The percentage of rental units of the total housing supply is estimated at approximately 52%.

3. EXISTING NEED

Providing adequate housing for a variety of income groups has become increasingly difficult. Housing costs have escalated significantly during the past several years because of higher construction costs, higher land costs with the result that families of low and moderate income are being priced out of ownership housing and were left to participate in the rental market. This section will look at housing affordability by examining housing prices and the ability of households of different income ranges to afford the housing being built in Fort Bragg.

Affordable housing is that capable of being purchased or rented by a household with very low, low or median income, based on the household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing, including taxes and insurance.

A. Cost of Housing Compared to Ability to Pay

1. Price of Housing

a. Housing Value and Costs:

The following is a chart showing the costs of housing in 1982, 1990 and 1991; (based on figures from the Coastal Mendocino Board of Realtors, 'MLS Disclaimer is made part of this information by this reference. Copyright 1991 Coastal Mendocino Board of Realtors):

TABLE 1

	MEDIAN	AVERAGE	LOW	HIGH
1980	\$ 64,000			
1982	\$ 79,500	\$ 89,408	\$ 49,900	\$199,500
1990	\$120,000	\$128,295	\$ 46,000	\$240,000
11/18/1991	\$116,000	\$127,092	\$ 44,000	\$375,000

There has been a \$37,684 increase (42%) in the average home price, since 1982.

b. Affordability:

Based on an 80% loan at 9% for 30 years, the house payment alone for the average house price would be \$818.09, plus insurance and taxes, would bring it to approximately \$958/month. Using the 28% of income figure for housing that most lenders use, one would need a monthly income of \$3421 or an annual income of \$41,052.

It is also necessary to point out that a house for \$127,092.00 will be probably a two bedroom, one bath home that needs substantial work.

Currently loans are difficult to get on the homes in this price range without having either the buyer or seller provide foundation, roof and any other major repairs, which additionally creates an affordability problem.

The major "Market" constraints which contributes to lack of affordable housing is the land costs.

Land costs have also risen dramatically during this time period, in addition, there are very few available for sale. The average price for a city lot during 1991 is \$60,750. There is currently one city lot available for \$45,000, and one sold fairly recently for \$50,000. The lots in the Hocker Lane subdivision sold for \$55,000 and \$59,500 and there are three 15,000 square foot lots newly annexed to the city listed for \$83,500 with wells (due to City water moratorium), and one other city lot for \$72,000. In 1980, bare land parcels within the City or within three miles of the City limits cost approximately \$25,000 - \$35,000. Land costs have more than doubled.

2. Household Incomes

a. Low Income Families:

In the City of Fort Bragg, low income families (earning 80% or less than City median) accounted for approximately 38% of the total number of families (1531). Using Mendocino County's projected median family income figures (1), however, reveals that 43% of Fort Bragg's families qualify as low income. In light of the fact that a large portion of these households pay over 35% of their income for housing, it is essential that affordable housing opportunities be provided and maintained for this low income population sector.

b. Moderate Income Families:

Families earning between 80% and 120% of the City's median family income in 1980 represented approximately 26% of the total number of families in 1980 (2). Using the Mendocino County projected figures for median family income yields a higher number (28%) of moderate income families. Since many of these families are spending over 25% of their income for housing, it is important that affordable housing and first-time ownership opportunities are available to this segment of the community.

3. Special Needs

Some population groups such as elders, people with handicaps, large families, farm workers and single-headed households have special needs which may not be addressed by the conventional housing market. As required by State guidelines, these are discussed along with emergency shelter needs.

Certain population segments in the City deserve special attention by virtue of their unique housing requirements. The following groups are identified as requiring special housing opportunities in Fort Bragg; Low and moderate income families; large families; elderly residents; female headed households with children; physically disabled residents; farm/fishery workers; persons in need of emergency shelter and homeless families and persons.

(1) Mendocino County Housing Needs Plan, M.C.O.G., 2/19/91.

(2) Figures for 1990 are not available at this time.

4. Elderly Persons: Compared to Mendocino County's 13.5%, the City of Fort Bragg has a higher percentage (16.2%) of persons 65 years or older. The 1990 census shows an increase of 110 persons 65 years or older since 1980. Due to the special needs of the elderly and disabled, special concerns should be taken to meet their housing needs.

Disabled Persons: In 1980, about 2% of the City's population over age 15 (97 individuals) had a disability which prevented them from using public transportation. The Senior Center reports they serve 79 persons with disabilities and another 29 who require wheelchair service. There is an unknown number of persons with disabilities who do not use the service offered by the Senior Center. Public transportation disability is a good indicator of the type of disability which requires specially designed housing. 1990 Census figures were not available.

5. Large Families: Large families are defined as families with five (5) or more members. Due to the large number of persons supported by a household income and the increased difficulty in finding suitable housing accommodations (size and affordability) when compared with the median sized family of four persons, large families must be considered a special needs population group. According to 1990 census data, Fort Bragg contained 204 large families, an increase of over 30% since 1980 and representing 12.9% of all families in the City. A majority (54%) of these larger families is of five (5) members while the six (6) member and seven (7) member families represent 23% each.
6. Farm/Fishery Workers: While there is no data confirming farm or fishery workers as an identifiable group, there are a number of workers employed in the Noyo Harbor and a few working in fields for plant nurseries. Their special needs stem from low wages and the insecure nature of their employment. Adequate housing opportunities, especially for these migrant families should be available. Although Noyo Harbor is currently not in the City limits, there are current annexation plans.
7. Single Parent-Headed Households: According to 1990 Census figures, there are 287 female-headed households (no husband present) with children representing an increase of 137 households (91%) since 1980. There are 115 male-headed households (no wife present) with children, an increase of 85 households (283%) over 1980. Another 494 female and 308 male single person households combined with the single-parent households represents nearly half of all Fort Bragg households. Both the single-parent households and the single person households require special housing due to their income capabilities.

Source: 1990 Census.

8. Emergency Shelter: It is essential that persons in need of temporary or emergency shelter have access to adequate shelter facilities. As stated by the State Legislature, emergency shelter is necessary because the lack of housing is harmful "to the health, safety and welfare of the residents of this state and to the sound growth of our communities".

Persons are referred to Project Sanctuary in cases of domestic violence and to the Food Bank where the Redwood Legal Assistance staff person manages a voucher program for those needing temporary shelter. The Mendocino County General Relief Plan issues voucher as well. The vouchers may be used at several local motels, the Hospitality House and 3 campgrounds nearby in the County (3). During August 1991, 51 vouchers were issued and 46 were issued during September 1991. In October 1991, the voucher program ran out of funds.

The Fort Bragg Police Department is given a small amount monthly by the Salvation Army to provide emergency services to a very limited few persons.

The County Department of Social Services, through various relief programs, issues vouchers to persons in need of housing, usually to purchase tents, sleeping bags and camping equipment. Currently, at Point Cabrillo campground, there are over 20 families and 30 single persons camping. Rumors suggest there may be as many as 100 homeless single persons and as many as 50 homeless families averaging 4 members or another 200 homeless. There are reports of homeless persons camping in state parks, state forests, under bridges, etc.

On October 30, 1991, the City of Fort Bragg approved for use a transition shelter for homeless persons as an emergency matter. This use of the building is to expire on March 31, 1992 and will require City approval through the established planning and building processes.

The shelter situated at 211 West Elm Street has an occupancy of approximately 30 individuals. Currently, five families are occupying the shelter.

The City of Fort Bragg and the County of Mendocino will work together to secure a permanent location for the shelter within the City limits where shopping, transportation and medical care is close by.

9. College Students: An overlooked special need group is the nearly 200 College of the Redwoods students who commute from as far away as Lake County, Rockport, Gualala and Willits for lack of suitable housing in the area. As the college is in the City limits, it is an important asset to the City and student housing needs need to be considered.

(3) County of Mendocino: Housing Resources List.

B. Housing Condition

1. Number of Housing Units by Age, Tenure and Type

The total number of units identified in 4 separate housing inventories varies by as many as 583 units or 20.2% from the lowest count (windshield survey) to the highest (utility hookups).

NUMBER OF UNITS

1990 - Windshield Survey	2299
1990 - Census	2629
1990 - Dept. of Finance	2732
1990 - Utility Hookups	2882

Information obtained from the Fort Bragg Building Department indicates a total of 483 units were constructed between 1980 and 1990. Adding this figure to the 1980 census total of 2249 results in a total of 2732. Since this number matches the Department of Finance total, we have used that number in calculating the percentage growth during the period from 1980 to 1990.

HOUSING STOCK

- a. Growth of housing slowed during the 1980-1990 period to 17.6% from a rate of 25.8% during the 1970-1980 period. Growth of housing stock approximately parallels the population growth of 17.4% during the 1980-1990 period.

TABLE 2

NUMBER OF UNITS

	Units	% Increase
1970 Census	1667	not available
1980 Census	2249	25.8%
1990 Dept. of Finance	2732	17.6%

- b. Ownership of housing units continued to decline and now is less than 50% for the first time. Rental units have increased from 38% to 52% between 1970 and 1990 while owner occupied units have declined from 62% to 47.7%. (Source: 1990 Census)

TABLE 3

RENTED VS. OWNED

		Rented		Owned
1970	651	38%	1016	62.0%
1980	916	44%	1161	56.0%
1990	1306	52%	1193	47.7%

- c. Available vacant housing units have declined from 3.5% in 1980 to 1.9% in 1990. This is about half of the optimal vacancy rate of 3.8%. Over half of the housing stock (58.86%) has been constructed prior to 1939. Housing built since 1960 equals 41.14% of the total. Growth of housing has been 1.7% per year with the exception of the period between 1975 and 1980 during which housing grew at a rate of 2.5% per year. During the 1980's the percentage of single family houses declined from 66.7% to 58.5% while multiple family and mobile home percentages increased.

TABLE 4VACANT HOUSING1. UNOCCUPIED UNITS

	Total Units	Occupied	Vacant	% Vacant
1980	2249	2094	155	6.9%
1990	2732	2601	131	4.8%

2. VACANCY RATE

	For Rent	For Sale	Total
1980	62 2.7%	19 0.8%	3.5%
1990	44 1.7%	6 0.2%	1.9%

* The Census figure of 1.9% comes from a survey done in the winter of 1989 showing vacancy rate. The City believes this shows a worst case scenario.

TABLE 5HOUSING AGE

pre 1939	1039	38.03%
1939-60	569	20.83%
1960-75	292	10.68%
1975-80	349	12.78%
1980-90	483	17.68%
TOTAL	2732	100.00%

Source: 1991 Windshield Survey; Fort Bragg Building Department.

TABLE 6SINGLE VS. MULTIPLE FAMILY

	1980		1990	
Single Detached	1492	66.7%	1599	58.5%
Single Attached	39	1.7%	44	1.6%
Multiple 2-4	259	11.6%	379	13.9%
Multiple 5 or More	394	17.6%	559	20.5%
Mobile Units	55	2.4%	151	5.5%
TOTAL	2239		2732	

Source: Fort Bragg Building Department.

2. Rehabilitation

The 1990 Fort Bragg Housing Conditions Survey shows that 80.87% of the housing stock is in sound condition. 16.61% of the housing identified in the survey needs moderate to substantial repair work. The greatest proportion of housing in need of repair occurs in Areas 2 and 3 of the study (North of Oak Street and West of Harold Street) which also contains the largest number of older units.

3. Overcrowding

The State of California has defined overcrowding as 1.01 or more persons per room. The rate of overcrowding has increased in the last decade from 4.0% of the housing stock to 6.3%, but the dramatic increase has been in rental units which have a total of 12.1% overcrowding as compared to 4.9% in 1980. The amount of overcrowding in owner occupied units has declined from 3.3% in 1980 to 2.4% in 1990. This reflects the previously identified trend away from owner occupied to rental housing and the increase in rental costs.

TABLE 7

OVERCROWDING

	# of Units	% of Units
1970	119	7.1%
1980	93	4.0%
1990	159	6.3%

OVERCROWDING OF RENTAL VS. OWNER OCCUPIED HOUSING

	Rental # of Units		Owner # of Units	
1980	45	4.9%	38	3.3%
1990	159	12.1%	29	2.4%

Source: 1990 Census.

4. PROJECTED NEED FOR NEW CONSTRUCTION

Fort Bragg's "New Construction Need" incorporates a share of the Regional Housing Need of persons at all income levels as identified by MCOG (Mendocino Council of Governments). The Regional Need includes the existing and projected regional demand for housing, taking into account market demand, employment opportunities, availability of suitable sites and public facilities, and type of tenure of housing.

A. SHARE OF REGIONS HOUSING NEEDS

1. Analysis of Population Trends

Fort Bragg's population shows an approximate 20% increase from the 1980 Census figures. This increase is estimated to be 2% a year and should continue at that rate during the planning period for this element.

Growth Trends - The projected population in 1985 of the City has not been reached either in absolute numbers or percentage. The premise in 1985 that countywide growth was slowing and the City of Fort Bragg was quickening has not proven true. The loss of many lumber and related jobs paying better wages has provided an outflow of population. The inflow has been in tourist related jobs paying much lower than the previous average wages. The results in housing are skewed towards low and very low income housing units that are mostly rental units. The future holds more of the same unless new and better paying industry locates here.

The following tables break down the trends in population with age distribution, ethnic distribution, household type and presence of children and overcrowded situations:

TABLE 8-a

a. Total Population

	1980	1984	1990	%change 84-90	Projected '95	'97
Fort Bragg	5,019	5,550	6,078	10%	6,683	>2%*
County	66,738	71,000	80,345	12%	88,380	

(Source: 1990 Census)

* Water Moratorium will affect growth rate.

Both the City and the County of Mendocino have experienced a steady growth rate over the years. The growth rate can be expected to remain the same for the planning period of this housing element.

b. Age Distribution

The age distribution in Fort Bragg for the 18-64 age group was slightly higher in 1985 than the statewide average. This age group comprised 57.8% of the total population. In 1990 that group fell to 48.1% of total as more adults left in search of better jobs. The total number of citizens added since 1985 comprises almost exclusively Hispanic immigration; and the 5-17 age group has grown to 23.7% of total population due to the larger than average family size of immigrants.

TABLE 8-b

Age	# & % White	non-White
0-4	395 - 7.3	85 - 20.1
5-17	1,281 - 23.7	242 - 57.4
18-64	2,607 - 48.1	75 - 17.8
65+	961 - 17.8	19 - 4.5

(Source: 1990 Census)

Comparison with demographics of the 1985 Housing Element, the City is showing an increase of 20% (394 in 1985) in the 0-4 age bracket, a 70% increase (891 in 1985) in the 5-17 age bracket, a 1% decrease (2903 in 1985) in the 18-64 age bracket and a 1.5% increase in the 65 and over age bracket.

•

c. Ethnic Distribution

	# Persons	% Total Pop. 1985 - 1990		# Households
White*	5,411	90.3	83.3	2,328
Black	29	.1	.5	10
Asian	47	.3	.8	19
Native Am.	98	1.4	1.6	33
Other includes				
Hispanic	493	8.0	13.8	109
* (note-some Hispanic incl. in white total)				

As noted above, the only real change in the ethnic population of Fort Bragg during the 1985-1990 period is the growth of the Hispanic population.

The largest minority group in Fort Bragg is comprised of Hispanic. Of the 1,059 person increase from the 1980 Census figures, nearly half were of Hispanic origin (*Source: 1990 Census). White households were down 7% from 1985 while Hispanic (Other incl.) increased from 8% in 1985 to 13.8 in 1990.

TABLE 9

Household Type & Presence of Children

Household Type	# Households	% of Total	
	1985 - 1990	1985	1990
Married Couple:			
with children	537 - 515	25.1	20.6
without	540 - 616	25.3	24.6
Male Head of Household Only			
with children	30 - 63	1.4	2.5
without	48 - 52	2.3	2.0
Female Head of Household Only			
with children	150 - 220	7.0	8.8
without	110 - 67	5.2	2.6
Non-Family House	720 - 968	33.7	38.8
Family Total	1,280 - 1,531	66.3	61.2

Overcrowding	%	&	#	Units Overcrowded
--------------	---	---	---	-------------------

Location	1980	1990
Ft. Bragg	4.0 - 93	6.3 - 159

A total of 29 units out of 159 were owner occupied - 130 rentals
Source: 1990 Census.

Since 1985 the incidence of overcrowding has increased by 50% in Fort Bragg, with 130 units of a total of 159 being rental units. The true totals may even be higher due to census count errors. This figure relates directly to the influx of low paying job seekers.

The table provides a breakdown of household type in Fort Bragg. The change in household is becoming a demographic trend in Fort Bragg. Married couples with children dropped nearly 5% from 1980 figures, single parent headed households are on the rise and an increasing number of married couples without children is on the rise. Overcrowding continues to be a problem showing 50% increase in number of households in an overcrowded situation.

Density of Population - Map overlays of the 1990 census figures show a population relatively dispersed throughout the city. Those blocks showing over triple the average density of 2,267 people per mile are not concentrated in any one area. Some blocks are considerably below average density and should be considered for rezoning for multiple units. The geographical size of the city means that it will grow more dense in the future without aggressive annexation. The County needs to aggressively participate in low and very low income housing construction on the coast to further meet the need.

The following household income data is from an 11/91 area evaluation survey done for the Mendocino Coast Hospital by the National Planning Data Corp. The area surveyed is the entire 95437 area code which is a much larger area than the City limits. However, the data should be relevant to our survey until the actual 1990 census figures are available.

- 1) 1991 population of area - 14,853
- 2) 1991 households of area - 5,823
- 3) 1991 median household income - \$25,090.
- 4) (chart showing household income 1980 - % - 1991 - %)

Using the figures on page 10 for the lowest average home price, we see that approximately 80% of the households would not qualify to purchase. Using the median household income maximum of \$25,090, we see that the average household maximum rent or mortgage payment per month would be \$585.00 (28% of income). For the 11.4% of the households, the maximum rent or mortgage payment would be \$350.00 per month (28% of income) and 12.6% of the population would not be able to rent or purchase any housing without subsidies at market rate.

TABLE 10

Household Income	1980 Count	'80 %	1991 Count	'91 %
Less than \$ 7,500	1059	23.7	734	12.6
\$ 7,500-\$ 9,999	371	8.3	327	5.6
\$ 10,000-\$ 14,999	715	16.0	664	11.4
\$ 15,000-\$ 19,999	757	16.9	665	11.4
\$ 20,000-\$ 24,999	587	13.1	508	8.7
\$ 25,000-\$ 29,999	387	8.7	645	11.1
\$ 30,000-\$ 34,999	229	5.1	561	9.6
\$ 35,000-\$ 39,999	127	2.8	385	6.6
\$ 40,000-\$ 49,999	118	2.6	571	9.8
\$ 50,000-\$ 74,999	80	1.8	529	9.1
\$ 75,000-\$ 99,999	22	0.5	122	2.1
\$ 100,000-\$149,999	14	0.3	75	1.3
\$ 150,000-\$199,999	4	0.1	16	0.3
\$ 200,000-\$249,999	1	0.0	10	0.2
\$ 250,000-\$499,999	1	0.0	9	0.2
\$ 500,000 and over	0	0.0	2	0.0

Source: National Planning Data Corporation.

TABLE 11

Families Below Poverty*

Family Type	# Families 1985	-	1990
Children age 0-17	25		
Children age 0-5 only	43		
Children age 6-17 only	29		
No Children	65		

The following table demonstrates annual incomes for families existing at a poverty level:

TABLE 12

Household Size	Maximum Net Annual Income 100% of Poverty
1	\$ 6,624.000
2	\$ 8,880.00
3	\$ 11,148.00
4	\$ 13,404.00
5	\$ 15,660.00
6	\$ 17,928.00
7	\$ 20,184.00
8	\$ 22,440.00
each additional member	\$ 2,268.00

Source: U. S. Federal Food Stamp Program.

Renter & Owner Occupied - In the ten years since last census counts, rentals in the City have increased by 340 units and owner occupied units have increased by 32 units.

TABLE 13-a

	# Rented 1980	# Owned 1980	# Rented 1990	# Owned 1990
Fort Bragg	916 - 52%	1,161 -47.7 %	1,306	1,193

Vacancy Rate - Although the 1990 census shows an extremely low vacancy rate within the city of 1.7% for rentals and .6% for sale, conditions have changes since then. If any serious upturn in the housing market occurs in the 90's, the vacancy rate could plummet again. All new low and very low income housing for the coast is now exclusively within the City limits; and population increases have been in this area of housing.

TABLE 13-b

	For Rent/1980	For Sale/1980	For Rent/1990	For Sale/1990
Fort Bragg	2.7%	0.8%	1.7%	0.2%

2. Analysis of Employment Trends

Data provided by the Employment Development Department (EDD), Labor Market Division, for calendar years 1986 to 1990 indicates a 7.0% increase in the City of Fort Bragg labor force during this five-year period. This represents an average of 1.4% increase per year as shown in Table 14.

TABLE 14

Civilian Work Force/Unemployment Rates
City of Fort Bragg (1)
1986 to 1990

Year	Civilian Work Force	Unemployment Rate
1986	2,625	11.2%
1987	2,667	10.0%
1988	2,716	9.9%
1989	2,763	9.3%
1990	2,808	9.5%
1986-90 Increase	183 - 7%	<1.7%>

The unemployment rate for the City of Fort Bragg has remained relatively consistent over the past five years and has averaged 9.9% during 1988, 9.3% during 1989 and 9.5% for 1990.

Marked swings in monthly unemployment rates have been reported over the past five years due to the seasonal nature of the coastal industries. Unemployment varies from lows of 7% in September each year to highs of 15% to 17% in February.

Overall projections of annual averages in unemployment for 1991 and 1992 are as of this date not yet available. However, monthly increases in unemployment claims for 1992 would indicate a double digit average for the current year due largely to the recession and decreased in lumber manufacturing and the fishing industry.

The Employment Development Department does not keep separate records on the distribution of the civilian work force by industry and occupation for the City of Fort Bragg. Thus, the Annual Planning Information Guide provided by EDD for June 1990 is the most current information available and provides data on a county-wide basis only.

County-wide employment by industry for Mendocino County is provided on the following page.

(1) Source: EDD Fort Bragg

TABLE 15
Mendocino County
Wage and Salary Employment by Industry*
1987 Annual Average and Projected 1992 Employment

	1987	1992 (projected)	absolute change	percent change
Nonagricultural employment	25,500	28,775	3,275	12.8%
Mining & construction	900	1,000	100	11.1%
Manufacturing	5,600	6,100	500	8.9%
Nondurable goods	1,600	1,900	300	18.8%
Food & kindred products	800	1,000	200	25.0%
Other nondurables	800	900	100	12.5%
Durable goods	4,025	4,200	175	4.3%
Lumber & wood products	2,875	2,900	25	0.9%
Other durables	1,150	1,300	150	13.0%
Transportation & public utils.	925	1,025	100	10.8%
Transportation	450	550	100	22.2%
Railroads	50	50	0	0.0%
Other transportation	400	500	100	25.0%
Communications & utilities	475	475	0	0.0%
Wholesale trade	1,050	1,300	250	23.8%
Retail trade	5,600	6,650	1,050	18.8%
Restaurants & bars	1,925	2,250	325	16.9%
Other retail trade	3,675	4,400	725	19.7%
Finance, insurance & real estate	875	1,000	125	14.3%
Services	5,625	6,425	800	14.2%
Hotels & motels	1,025	1,225	200	19.5%
Health services	1,675	1,825	150	9.0%
Social service organizations	925	1,025	100	10.8%
Other services	2,025	2,350	325	16.0%
Government**	4,925	5,275	350	7.1%
Federal government	325	350	25	7.7%
State & local government	4,575	4,925	350	7.7%
Education	2,275	2,425	150	6.6%
State	575	575	0	0.0%
Local except education	1,725	1,925	200	11.6%

* Employment is by place of work and does not include persons involved in labor-management trade disputes.

** Includes all civilian government employees regardless of activity in which engaged.

Note: Parts may not add to totals due to independent rounding.
 March 1988 benchmark.

According to local EDD sources, a historical shift has been slowly emerging over the past seven or eight years from lumber and fishing related industries to retail trade and service related industries. The coastal area shift is most probably more marked than that county wide. Manufacturing on the coast is largely limited to lumber manufacturing, construction and food and kindred products. The overall county statistics show an 8.9% projected increase in manufacturing county wide, however, lumber, the dominant industry on the coast and in Fort Bragg, shows only a 0.9% increase.

Sizable increases in the industry categories of retail trade and services are projected for 1992, with retail trade expected to increase 18.8% county wide and services to increase 14.2% during the same period.

These percentages are most probably correct for the Fort Bragg and coastal area which has experienced a demonstrable increase in tourist related industries which incorporate both of these categories. With the size of the civilian work force increasing a mere 7% (183 positions), city residents have migrated from manufacturing and fishing jobs to retail and service industry positions during the past five year period. This trend will most probably continue, absent a reversal in environmental legislation at the State level. An examination of governmental industries projects county wide increases of 7.1%, however, as most governmental services are located in Ukiah, the net increase to the City of Fort Bragg will be more modest, probably in the range of 3% to 4%.

The impact of the trend towards retail trade and services will most definitely impact income earnings of city residents.

1. Typical wages for retail sales and service positions average between \$5.00 and \$6.50 per hour, which is considerably below the \$9.00+ per hour wages for manufacturing, construction and governmental positions.
2. Retail sales and service jobs are typically less than 40 hours per week positions with reduced or no benefits.
3. Retail sales and service jobs are seasonally affected and thus do not in many cases sustain year round employment.

Lastly, the City has actively solicited light manufacturing industries over the past five years and unfortunately has not been able to attract manufacturing business into Fort Bragg. Problems with housing availability, water, transportation, and access to raw materials have played an important factor in the reluctance of businesses to relocate into this area. Therefore, the prognosis for the next five years is slow but steady growth particularly in the service and retail sales sector.

3. Income Groups

The State of California has set up income limits for all four income brackets in Mendocino County.

The Very Low Income group are those families generating incomes below 50% of the countywide median family income; Lower Income are those persons between 50% and 80% of countywide median family income; Median Income wage earners are those persons earning between 80% and 120% of the countywide median family income; and Moderate Income earners are those persons who earn above 120% of the countywide median family income.

It is noted that affordability of home ownership is when a person spends no more than 30% of their earnings on a home including insurance and taxes. Below are the income groups for Mendocino County:

TABLE 16

MENDOCINO								
Area median: \$31,400								
	NUMBER OF PERSONS IN FAMILY							
STANDARD	1	2	3	4	5	6	7	8
Very Low Income	11600	13300	14950	16600	17950	19250	20600	21900
Lower Income	18600	21250	23900	26550	28700	30800	32950	35050
Median Income	23250	26550	29900	33200	35850	38500	41150	43800
Moderate Income	27900	31900	35850	39850	43050	46250	49400	52600

Source: State of California, Housing and Community Development

4. Regional Housing Needs Plan

The Mendocino Council of Governments (MCOG) adopted the Regional Housing Needs Plan (RHNP) for Mendocino County on June 3, 1991. The Department of Housing and Community Development reviewed the plan and determined that the plan conforms to statutory requirements.

The basic construction needs by income from January 1, 1990 to July 1997 is as follows:

TABLE 17

<u>Income Group</u>	<u>Number Needed</u>	<u>Percentage</u>
Very Low	146	28
Other Low	83	16
Moderate	120	23
Above Moderate	172	33
TOTAL	<hr/> 521	<hr/> 100

On October 14, 1991 the City of Fort Bragg received approval from the Mendocino Council of Governments (MCOG) on a revision of its Regional Housing Needs Plan. This revision was due to the City's request to amend its housing share allocation from 521 units to 452 units, as a result of an existing moratorium for new water hook-ups in the City of Fort Bragg.

Fort Bragg's 1992 Housing Element addresses the real need for affordable housing, yet the adopted Regional Housing Needs Plan (RHNP) call for 33% of all housing units above moderate price range. The plan seems to have neglected the moderate and other low income levels which are made up of middle-class families. The plan is a goal of the Housing Element Advisory Committee to make affordable family housing in Fort Bragg a high priority, and the RHNP seems to conflict with that idea.

5. LAND INVENTORY

A. Vacant Sites

An analysis of land suitable for housing development is necessary to determine the availability of land to accommodate a range of housing for all income groups, to aid in making decisions on specific plans or proposals and to provide for the incorporation of these sites into the General Plan and subsequent Rezoning when necessary.

There are approximately 50 vacant residential lots within the City limits that can be developed residentially.

With approximately 2,732 housing units within the City limits, total vacant residential lots slated for development comprise less than 5% of the total City lots for infilling purposes. It is not known how many owners of those vacant lots have interest in developing a residential unit. It is typical that not all owners of vacant lots are interested in development.

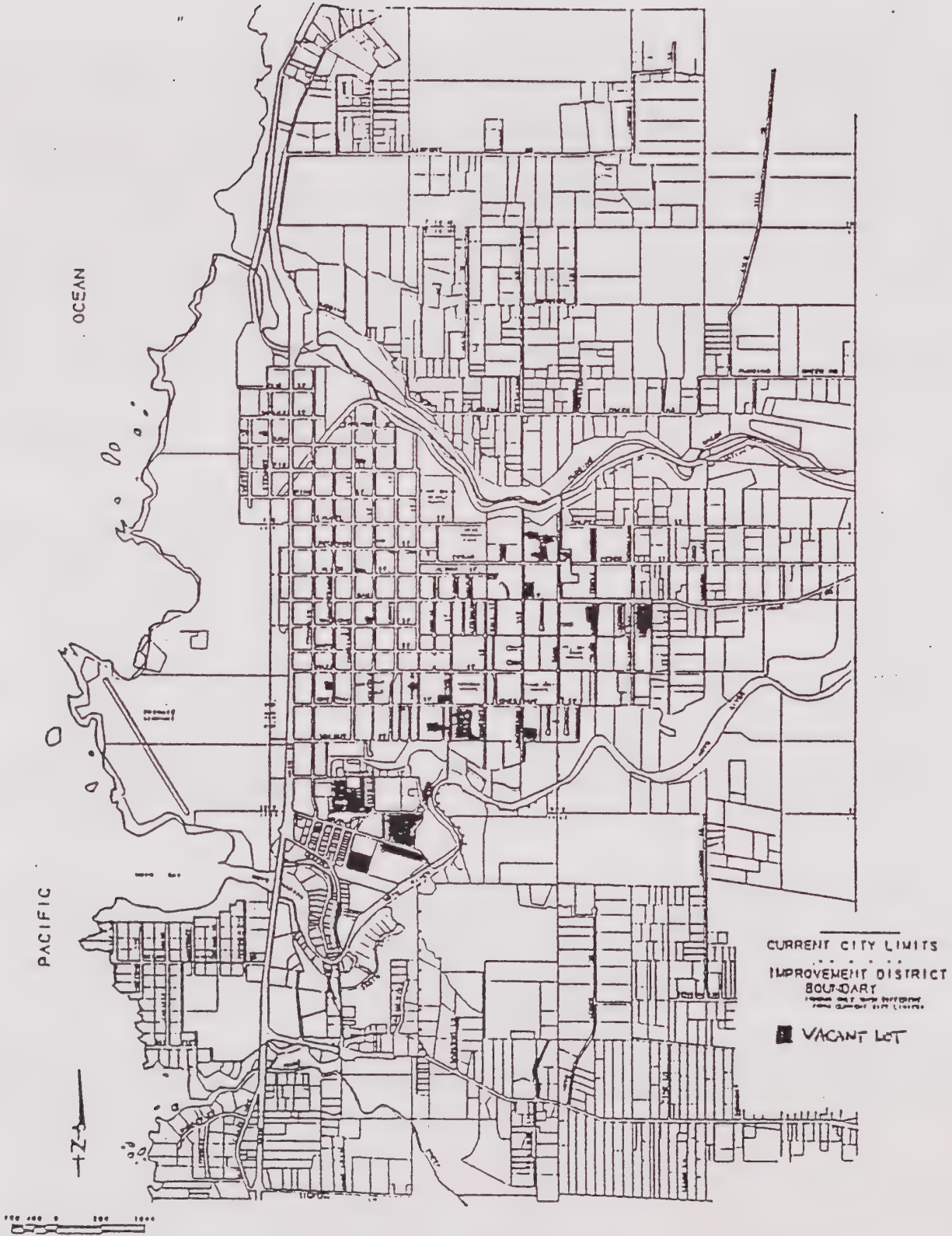
The majority of the vacant lots suitable for development are zoned for single family residential. In order to meet the needs of affordable housing units without annexing, the City will need to rezone portions of those lots to a higher density zoning, preferably the larger lots to accommodate those higher densities.

To facilitate Fort Bragg's future needs in housing, the City has recently amended its annexation policy. Prior to this new policy, the City adopted a "limited, phased expansion" growth strategy. This "reactive" approach to annexation had certain negative impacts on the City. In some cases, it is difficult to develop infrastructure plans to provide services to those piecemeal annexations. Again, as stated earlier, no annexations were processed during the planning period of the 1985 Element.

The City of Fort Bragg will be updating its General Plan in the following fiscal year (92/93). The Land Use Element of the General Plan will analyze; 1) increasing densities and land use classifications for certain vacant residential lots within the existing city limits; and, 2) allowing for a "mix" of residential densities in lands to be annexed as to meet the needs of all income groups in the years to come.

The water moratorium will significantly effect Fort Bragg's ability to amend the General Plan, Annexation Policy and ability to provide high density housing.

VACANT RESIDENTIAL LOTS



CITY OF FORT BRAGG

TABLE #18

HOUSING TYPE	APPROXIMATE NUMBER OF LOTS/ACRES	ZONING/DENSITY	APPROXIMATE NUMBER OF POTENTIAL UNITS	COMMENTS
SINGLE FAMILY RESIDENCE (SFR) MULTI FAMILY RESIDENCE (MFR) MOBILE HOME PARKS (MHP)	2 lots	GAC (Garden-Apartment Condominium) 6-15 Units per Ac.	2 Units	Due to topography and access, density would be limited to 2 units 547/557 Casa Del Noyo (Coakley)
SINGLE FAMILY RESIDENTIAL (SFR)	4 lots	R-1 (Single Family Residential) 6 Units per Acre	4 Units	Lot size minimum standard Hazelwood, Myrtle and N. Harbor Dr.
SINGLE FAMILY RESIDENTIAL MULTI FAMILY RESIDENTIAL MOBILE HOME PARKS	2 lots/8.7 ac.	GAC 6-15 Units per Acre	52-130 Units	Vacant parcels within Improvement District boundaries Moura/Benedetti
S. MFR MHP	1 lot/10 acres	URM (Urban Multi-Family Residential) 15-20 Units/Ac.	150-240 Units	Vacant parcels within Improvement District boundaries (Rossi)
SFR MFR MHP	3 lots/7.9 ac.	APO	To be determined	Residential is a conditional use in this zone; potential hospital employee housing (Cypress)
SFR, MFR	1 lot	GAC	1-3 Units	Property has some environmental con- straints which will affect density; (DuBois Lane)
SFR	14 lots/9.3 ac.	R-1/9.43	46 Units	Vacant parcels within Improvement District South of Chestnut St. (excluding MDC prop)
SFR, MFR, MHP	3 lots/3.15 ac.	GAC/3.15	18-47 Units	Large vacant parcels within Improvement District
SFR, MFR, MHP	7 lots/1+- ac.	URM/15-24 Un/ac.	15-24 Units	Scattered vacant lots in URM Zoning District all within Improvement District boundary
S.	16 lots/15+- ac.	R-1/6 Units/ac.	44 Units	Scattered vacant lots in R-1 Zoning Dist.
SFR, MFR	6 lots/1.5+- ac.	DTMR/6-12 Units/ac.	17 Units	Scattered lots in DTMR Zoning District
SFR	5 lots/18.96+- ac.	R-1/6 Units/ac.	113 Units	Scattered lots, some are in current subdivision process, all in Improvement District. Access may limit density
SFR, MFR, MHP	1 lot/1.95 ac.	R-1/6-12 Units/ac.	12-24 Units	MDC has approved plans for affordable housing

OTHER HOUSING DEVELOPMENT OPPORTUNITIES WITHIN THE CITY LIMITS OF FORT BRAGG

HOUSING TYPE	POTENTIAL # OF UNITS	CONSISTENCY W/ZONING	COMMENTS
Second Units	Many	Conditional	A conservative estimate is 50% of all R-1 lots have the potential to create a second residence.

B. Affordable Residential Development

All residential sites are considered potential sites for Below Market Rate Housing consistent with the zoning ordinance. Any vacant residential site considered for HUD-assisted housing must meet the HUD Site and Neighborhood and Property Standards. In addition to the sites having to meet Federal and State criteria for assisted housing, the City will review proposals for assisted housing to consider opportunities for the following:

1. Manufactured Housing

Fort Bragg's Zoning Ordinance allows mobile homes and/or manufactured housing in any residential lot subject to review by a Technical Advisory Committee. The review will look at aesthetics, foundation and conformance with zoning. At present there are four mobile home parks in Fort Bragg.

a. Housing for the Elderly and Handicapped

Elderly housing is typically one and two bedroom apartments designed for people over sixty, some of who are handicapped. Often the elder population has fewer autos per person, therefore, a carefully planned development can accommodate more units per city block. Open space can be designed to provide a garden area for those who wish to have a small gardening space. Open space can also include trees, benches and tables to encourage conversation and outdoor events.

"Handicapped Accessible Housing" is typically one and two bedroom apartments designed with additional square footage to allow for greater maneuverability and any personal modifications needed to accommodate the needs of a person with a disability. Apartments shall be on the ground floor (except where elevator is available) and shall be located to afford easy access to their designated parking. There shall be at least one (1) Handicapped and one (1) Standard parking space per apartment.

The primary considerations in evaluating sites for elderly housing are proximity to shopping, social services, public transportation and health care. The City will also consider compatibility with adjacent development, unit cost and community acceptance.

Secondary considerations involve proximity to recreation and churches, and the absence of detrimental conditions such as traffic noise and industrial uses.

b. Nonprofit Developers

Habitat for Humanity, Rural Community Housing Development Corporation, Community Development Commission and others are involved in affordable sweat-equity projects where lower income families can develop equity in a home or purchase for a lower price by doing some of the construction themselves. The City will continue to support the endeavors of various nonprofit groups that are meeting the City's housing needs.

C. Units at Risk of Conversion to Market Rate

Under the Section 8 Rental Assistance Program, subsidies are provided to the owner, in exchange for rental restrictions which keeps the rents affordable. These subsidies are tied to the building and cannot be used by the tenants if they move to another residence. The table below is an inventory of low-income rental units subject to termination of federal mortgage and/or rent subsidies by the year 2008.

Subsidized Renters in Projects Subject to Termination

Some renters live in units that receive aid through Federal Section 8 subsidies. These rents could increase greatly as the Section 8 contract expires, leaving the units not affordable to those lower income households which now occupy them.

During the past decade, a variety of programs has provided incentives for development of affordable rentals to low and very low income households in Fort Bragg.

Between 1990 and 2000, a total of 82 units are in danger of going to "market rate". However, the Cypress Ridge apartment complex, 42 units for low income seniors, is assured of having long term affordability. First, there are Section 8 subsidies attached to these units, which means that residents will pay no more than 30% of their income for rent. Second, Rural Community Housing Development Corporation's purpose in their articles of incorporation is to provide affordable housing in the communities they serve. For these reasons, the Rural Communities Housing Development Corporation is committed to maintaining Cypress Ridge as affordable housing.

The River Garden Apartments (40 units) are presently in the process of assembling information to request that Farm Home Administration refinance the project and lock in the present Section 8 rents for another 20 years. This process will be completed in 1992 and this building will continue as affordable for that period. All 82 units will not be converting to "market rate".

Preserving the units would be considerably less expensive than building new units. The rising costs of land, labor and building materials makes the cost of preserving these units more feasible than replacing them with new units with subsidized rents.

The Rural Communities Housing Development Corporation has expressed interest in purchasing complexes in which affordable units are at risk of being lost. Redevelopment Tax Increment funds and Community Development Block Grant funds could help fund partial acquisition costs. State or Federal funds could also become available during this time.

The City is proposing an inclusionary housing policy to foster affordable housing. This proposal is anticipated to provide additional affordable units within the City limits.

TABLE #19

Project Name Street Locality Zip Code	Owner Name Street Locality	Section 8 Contract # Program/Finance Type Section 8 Type HAP Agreement/Execution Date	Total Units Total Elderly FHA Section 8	Earliest Date Subsidy Termination (# years remaining)
River Garden Apts. 421 South Street Fort Bragg, CA 95437	K.W. Hunt	CA39R000015 New Construction FMHA Section 515/8 09/13/78 10/07/79	0 40 0 0	November 7, 1994 (+5)
520 Cypress Street Fort Bragg, CA 95437	Rural Communities	CA39R000020 New Construction FMHA Section 515/8 09/27/79 12/08/80	0 42 0 42	December 8, 1995 (+5)

D. Rezoning

Rezoning is one way of meeting housing goals and would be necessary if the City decides to develop vacant public/private lands for housing or to allow residential uses in all commercial zones. Additionally, infill sites redesignated for higher densities would require rezoning. If the City annexation plans are put on hold due to a water moratorium, the City will need to revise the zoning ordinance and general plan to increase densities in all residential districts.

E. Availability of Public Facilities

The City is limited in terms of infrastructure and financial resources needed to provide water, sewage treatment, police, fire and schools, and these limitations could restrict housing development. As a standard procedure, fees are assessed on new development in order to meet the costs of providing such services. Currently, the State Department of Health Services has imposed a water moratorium for new water hook-ups. The City is aggressively pursuing a supplemental water source to end the moratorium. This moratorium will significantly affect the City's ability to provide water to new homes.

6. GOVERNMENTAL CONSTRAINTS

The City of Fort Bragg's development procedures are similar to those in many other cities in California. Governmental constraints which affect the cost of housing and the availability of housing in Fort Bragg include:

- A. Development Fees;
- B. Local Processing and Permit Procedures;
- C. Building Codes and Enforcement;
- D. On and Off-site Improvements;
- E. Land Use Controls; and,
- F. Coastal Zone Regulations and Constraints.

A. Development Fees

Development fees are divided into three main categories:

- 1. Building
 - 2. Infrastructure
 - 3. Planning
- 1. Building Fees (for a 1400 sq. ft. single family residence)
 - a. Building Permit \$1100.00
 - b. Plan Check 400.00
 - c. School Impact Fee 2280.00
 - TOTAL \$3780.00

2. Infrastructure Fees

The City assesses a number of fees that affect the development and cost of housing in Fort Bragg. The average amount of residential fees for a single family dwelling range from \$4200.00 to \$5500.00. The fees are negotiable and are waived for below market rate units.

City of Fort Bragg Development Fees

Typical Single Family Dwelling (1400 sq. ft.)

Sewer Hook-ups	\$1900.00
Water Connections	2125.00
Storm Drain	190.00
Sidewalks, Curb, Gutters (site specific)	<u>1300.00 and up</u>
TOTAL	\$5515.00 minimum

Development fees are not a constraint to the construction of housing affordable to senior citizens or to lower income households. City ordinances permit waiver of fees for senior and lower income housing projects.

3. Planning Fees

Planning fees for the City of Fort Bragg are substantially lower than other cities in the region, including the County of Mendocino. Depending on the request to develop, planning permits may or may not be required. The table below breaks down the various planning processes and provides a comparison of their fees with other jurisdictions in Mendocino County.

TABLE 20

<u>Planning Permit</u>	<u>Fort Bragg</u>	<u>Ukiah</u>	<u>Willits</u>	<u>Mendocino Co.</u>
General Plan Amendment	175-250	600	500 + E	1512.50-
Local Coastal Plan Amend.	275	---	---	2362.50-
Rezoning	175	325	400 + E	675
Use Permits	75-200	450	160-500	535-1630
Variances	75-125	150	160	400
Coastal Development	125-225	---	---	140
Design Review	50-125	3% cost	---	---
Land Divisions	250+	225 Min. 700 Maj.	700+ 1500+	1525- 1925 2163-2663+60/lot
EIR Processing	250		90+ ph	Cost of Consultant+10%
Appeals to Legislative Body	50		100	140-950

B. Local Processing and Permit Procedures

Development review also affects housing costs. Primarily because interest on loans must continue to be paid. The longer it takes for a project to be approved, the higher the development costs.

In 1992-93, as the City will update its General Plan, the Zoning Ordinance will be updated as well. The City's new Zoning Ordinance will reduce processing time and simplify provisions for the development of housing.

C. Building Codes and Enforcement

Building codes are not a constraint to residential development. New construction is required to meet Uniform Building Code regulations, but there is no ongoing systematic enforcement of building codes on existing dwellings. Existing units are inspected only when complaints are received by the City. Certain types of additions require the applicant to bring the building (or portions of it) up to current codes.

D. On and Off-site Improvements

Fort Bragg, like most cities in California, requires residential developers to provide a full complement of on and off-site improvements, (i.e. streets, curbs, gutters, sidewalks, drainage, water, sewer and undergrounding of utilities).

All standards for public improvements (i.e. street widths, sidewalks, storm drains) are delineated in the Municipal Code. These standards are reviewed for individual circumstances. Requirements can be waived or reduced and therefore is not a constraint on the development of affordable housing. Street classification (i.e. arterial, collector, etc.) will affect the densities of land use as parcels are ready for development, provisions will be made to address the ability to provide adequate circulation in and out of the area where new housing will occur.

E. Land Use Controls

In addition to development procedures required by the State of California, (environmental review, subdivision approval, rezonings, zoning variances, General Plan Amendments and building codes), the City of Fort Bragg insures compliances with Zoning Ordinances, enforces the Municipal Code as it relates to public improvements, imposes site plan and architectural review and local development fees.

A current schedule of basic requirements for all zoning categories is located in the technical appendix. That schedule specifies minimum lot area, floor area ratio, setback requirements and lot coverage.

The City of Fort Bragg Zoning Ordinance contains provisions for "Planned Development" which acts as a performance planning. It does require an amendment to modify any existing zoning regulations. It is proposed that the "Planned Development" designation not be an overlay of an already established zoning district but stand by itself. It can be parcel specific or include a larger area. It will allow greater flexibility in unit type and lot size and density bonuses designed to be even more beneficial for the production of below market rate units.

The City places no restrictions on mobile homes (provided they are reviewed and approved by the Technical Advisory Committee) and modular homes other than those placed on conventional housing. The City's recommended land use policies once adopted would not be seen as a constraint and could encourage the development of affordable housing in Fort Bragg.

F. Coastal Zone Regulations and Constraints

Portions of the City limits lie within California's Coastal Zone. The City of Fort Bragg issues its own Coastal Development Permits. In order to expedite the planning process, housing element policy will seek an exemption of obtaining a Coastal Development Permit for those types of residential units already allowed by the certified zoning ordinance. Those properties identified as having coastal environmental constraints would not be eligible.

Coastal Zone environmental constraints are drainage and runoff, erosion, special plant communities and archaeological resources. It is not possible to exempt those properties from development review.

7. NON-GOVERNMENTAL CONSTRAINTS

A. Cost of Housing Construction

Market Constraints significantly affect the cost of housing and are important factors to take into account when discussing affordable housing. Escalating land prices and construction costs, and fluctuating interest rates are major contributors to the ever increasing cost of housing in the area. Figure A shows the average land and construction costs for single family attached and detached units.

1. LAND COSTS

The price of vacant land varies in the Fort Bragg area due to its coastal location and lack of availability within the City limits. A standard City lot currently would be priced between \$50,000 to \$83,500.00 depending on the desirability of the area. A one acre parcel of land inside the City limits, with improvements such as water, sewer and streets would range from a low of \$100,000.00 to a high of \$140,000.00. One acre parcels in the County range between \$76,000 to \$80,000 with no ocean view, whereas ocean view parcels of two acres would start at \$85,000.00 to \$120,000.00 and upward.

2. CONSTRUCTION COSTS

Construction costs range from \$75.00 per square foot to as much as \$125.00 plus per square foot (depending on the quality of the unit) for a single family home in Fort Bragg. Similar construction outside the City limits would cost an additional 6% or more due to additional fees for septic systems and water systems. The price of framing lumber for new home construction increased 31% in June of 1991 to an all-time high of \$430 per thousand board feet of Douglas Fir, 2x4 construction grade lumber. The previous all-time high was in 1979 when it reached \$303.00 per thousand board feet. In all areas, multifamily housing construction costs would be approximately 13% lower when compared to single-family housing as stated in the 1985 Housing Element.

On the average, the building process for the construction of a single family home takes approximately 90 to 120 days to complete after obtaining all the necessary permits. For a subdivision this same process would be estimated between six to twelve months.

According to a recent comparison done by the Construction Industry Research Board from May of 1990 to May of 1991, Mendocino County building permit values rose 35%, with nonresidential up 42% and residential up 34%.

Based on the average land and construction costs for single family attached and detached units, the following figures are shown:

<u>AVERAGE PRICES (new construction)</u>	
Land	\$ 59,000.00
Permits *	9,500.00
Dwelling **	<u>115,500.00</u>
TOTAL COSTS	\$183,500.00

* Permits would cover estimated costs for sewer, water, drainage, School Tax, Plan Check and Building Permit.

**Dwelling size is estimated at 1400 square feet and at \$82.50 per sq. ft.

B. Availability of Financing

Interest rates for home financing and rental development have a crucial effect on the affordability of housing in Fort Bragg. Mortgage interest rates have varied extremely over the years, from a high near 14% in 1984 to a low of 8% in early 1992.

1. PROGRAMS AVAILABLE:

Mobile Home/Mobile Home and Lot:	<u>BANK OF AMERICA BASIC</u> Terms - 84 months to 300 months Income - based on number of family members for maximum income to qualify
Single Family Dwelling:	FHA/VA Conventional

Assuming an 80% loan and a 30 year pay-back, the following would apply:

<u>INTEREST RATE</u>	<u>LOAN AMOUNT</u>	<u>DOWN (20%)</u>	<u>MONTHLY PAYMENT</u>	<u>MONTHLY/ANNUAL INCOME</u>	<u>ABLE TO AFFORD</u>
9%	\$101,674.	\$25,418.	\$958.	\$3421./41,052.	\$127,092.
9%	\$144,000.	\$36,000.	\$1358.	\$4850./58,200.	\$180,000.

8. OPPORTUNITIES FOR RESOURCE CONSERVATION

Together, the rising cost of energy to heat homes, the availability of the City's water supply and the rapid threat of closure of the County's Coastal Regional Landfill have forced the City to examine all facets of resource conservation.

Various methods are available to reduce the consumption of energy resources, water resources and solid waste disposal. This Housing Element will encourage alternative programs to implement resource conservation.

9. GOALS, POLICIES AND PROGRAMS

A. Housing Variety

The City of Fort Bragg is committed to maintain a range of housing types to meet the housing needs of its citizens. This can be accomplished by preserving and increasing the existing supply of rental apartments and mobile home park rental spaces. Moderate and above moderate housing and infill development also encouraged. The City need periodically to conduct an inventory of available residential land and holding capacity to be sure that sufficient land exists to meet the needs of a range of household types. Goals, policies and programs are organized into three sections relating to housing variety, housing opportunity and housing quality.

GOAL #1 (Housing Variety)

Provide, preserve and increase a variety of new housing opportunities which are affordable to all demographic segments of the community.

POLICY 1.1

The City shall implement programs which encourage a mix of housing types, including higher density housing which could include smaller lot sizes, alley houses, etc.

PROGRAM 1.1.a

Continue to obtain a mix of dwelling unit types through the administration of the General Plan, including newly annexed areas.

Responsible Bodies: City Council, Planning Department.

Timing: Immediate and Continuing.

PROGRAM 1.1.b

Amend the Zoning Map to include a Manufactured Housing/Mobile Home Park Zone.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate.

PROGRAM 1.1.c

Amend the Zoning Ordinance on planned developments which will allow for greater flexibility in encouraging and approving higher densities, smaller lot sizes, manufactured housing and alley houses.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate.

The City should adopt ordinances to allow manufactured housing, single family housing on smaller lots. It is anticipated that the ordinances will contain provisions that encourage such development (higher densities that may be more attractive to some developers).

PROGRAM 1.1.d

Conduct an annual inventory of public land available for below market rate housing.

Responsible Body: Planning Department.

Timing: Ongoing.

PROGRAM 1.1.e

The City shall request to the County to give notice to the City on all rezoning projects within the City's sphere of influence.

POLICY 1.2

Allow second units on single family lots as a permitted use, subject to appropriate development standards for size, parking and setbacks to increase the supply of affordable housing, and make better use of existing stock of land and housing.

PROGRAM 1.2.a

Increase Base Density allocations for the ability of proposed developments to fulfill the need for a variety of housing types.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

PROGRAM 1.2.b

Amend the Zoning Ordinance to allow second residential units as a permitted use in all residential zones.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

POLICY 1.3

Allow existing residential lots with two residences with separate water and sewer hook-ups to be able to divide, thereby enlarging the affordable housing supply.

PROGRAM 1.3.a

Amend the General Plan, Zoning Ordinance to allow a one-time division of parcels which can provide two existing homes on a residential lot with separate utility connections and meet the development standards in the particular zoning district.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

POLICY 1.4

The building of housing on vacant (infill) land shall be encouraged.

PROGRAM 1.4.a

Identify and designate on the General Plan and Zoning Maps, priority sites for higher density residential development which could include alley houses, smaller lot sizes, etc.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate and Continuing.

POLICY 1.5

The City shall conduct an annual inventory of available land and holding capacity to determine if sufficient land exists to meet the needs of a range of household types.

PROGRAM 1.5.a

Refer to Program 1.4.a

POLICY 1.6

The City shall seek an exemption from the Coastal Commission for residential units in the Coastal Zone from being required to obtain a Coastal Development Permit having no environmental constraints.

PROGRAM 1.6.a

Apply to Coastal Commission to exempt proposed residential structures situated in the Coastal Zone from obtaining a Coastal Development Permit.

Responsible Bodies: Planning Department.

Timing: Immediate.

POLICY 1.7

Conversions of rental apartments to condominiums may not be permitted if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within Fort Bragg. This policy does not prevent the construction of new condominiums within the City limits.

PROGRAM 1.7.a

Continue to obtain a mix of dwelling unit types through the administration of the General Plan, including newly annexed areas.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate and Continuing.

POLICY 1.8

Encourage the construction of rental apartments and provide incentives and density bonuses for developments constructing rentals for the low to moderate income groups.

PROGRAM 1.8.a

Increase Base Density allocations for the ability of proposed developments to fulfill the need for a variety of housing types.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate.

POLICY 1.9

New mobile home parks with ownership or rental spaces shall be encouraged.

PROGRAM 1.9.a

Allow renters to convert to owning their mobile home space irrespective of rental vacancy rates.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate.

The new Zoning Map Designation will protect existing mobile home parks from redevelopment and can identify locations for new developments of manufactured housing.

Identification of sites for specific manufactured housing developments would create additional units of low income housing during the term of this plan.

B. HOUSING OPPORTUNITY

The City seeks housing opportunities within the community for persons of all economic levels. The City desires that a choice of housing types and locations will be available to all persons regardless of race, sex, cultural origin, age, marital status or physical handicaps.

The City should encourage private development to provide a balance of housing by type and location while permitting reasonable growth within the City. "Reasonable Growth" is defined as, "That amount of residential development which the City can accommodate without over-taxing schools, infrastructure and city services". "Reasonable Growth" equates to an annual increase of no more than 3% of the City's total dwelling unit count, and has been set in this plan. Exclusions may be allowed for very low and low income housing and senior housing.

GOAL #2 (Housing Opportunity)

Provide a choice of housing types and locations to all persons regardless of sex, cultural origin, age, marital status or physical handicaps and all economic levels.

POLICY 2.1

Housing shall be encouraged in such a way as to promote a balance by housing type and location.

PROGRAM 2.1.a

The City shall adopt a tiered infrastructure rate policy which charges lower fees for sewer and water hook-ups and drainage improvements to developers of low and very low income housing and higher fees to developers of market rate housing.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

PROGRAM 2.1.b

The City shall waive Use Permits and Variance fees for projects involving very low and low income housing.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

PROGRAM 2.1.c

Continue to exempt assisted housing for very low and low income households within new developments from portions of development fees as specified by City Council.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Ongoing.

PROGRAM 2.1.e

Continue to give priority processing to those very low and low income developments.

Responsible Body: Planning and Building Department.

Timing: Ongoing.

Generally, housing costs increase with the time needed to obtain required project approvals. "Priority Processing" is used to speed the approval of applications for lower cost housing and to make such development more attractive to builders.

PROGRAM 2.1.f

Correlate the vacant land inventory with existing needs of low and median income households, and determine the need to redesignate land for specific housing types.

Responsible Body: City Council, Planning Commission, Planning Department.

Timing: Ongoing.

The City's Housing Advisory Committee will conduct an annual study of housing needs to determine the relative numbers of below market rate housing units needed, the ratio of single family to multi-family units, and the number of ownership versus rental units that should be built in the city. The Housing Advisory Committee will derive a formula that reflects the needs of housing types and present it to City Council.

PROGRAM 2.1.g

Apply for Community Development Block Grants (CDBG) subsidies to assist in providing necessary infrastructure improvements in developments with below market rate housing, and leverage these subsidies.

Responsible Body: Administration Department.

Timing: Ongoing.

PROGRAM 2.1.h

Amend the Zoning Ordinance to permit housing in all commercial zones as a permitted use.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Immediate.

Combining residential with commercial or offices uses would provide lower cost housing. To encourage a residential/commercial mix, the zoning ordinance would need to be revised to permit an increase in density when such housing is provided in conjunction. Mixed uses have a real potential in downtown Fort Bragg.

PROGRAM 2.1.i

Create a vehicle, such as an outreach program, nonprofit authority, planning commission, redevelopment agency or corporation, to locate, assist and plan such activities as below market rate housing for low and median income households.

Responsible Body: Administration Department.

Timing: Ongoing.

POLICY 2.2

The City shall require developers of residential development of 5 or more units to:

- a. Provide between 10 and 15 percent of their units at below market rents or prices;
- b. Contribute in-lieu fees; or,
- c. Propose alternative measures so that the equivalent of 10 percent to 15 percent of their units will be available to and affordable by households of low and median incomes.

An ordinance to implement this policy shall be structured so the various methods are of equivalent economic value.

PROGRAM 2.2.a

Developers of planned residential developments of 5 units or more shall provide 10-15% of their units as affordable in one of the following ways:

1. 10-15% of the units for rent shall have rents affordable to very low and low income households; 10-15% of ownership units shall be affordable to households with incomes at or below the county median.

It is the City's policy to encourage affordable housing. The City shall adopt an ordinance setting forth equitable means for developers to provide affordable rental and ownership units. The ordinance will set income guidelines, household and unit size guidelines, and purchase price or rent levels. (Ordinances requiring developers to include affordable housing within each project are called "Inclusionary Zoning Ordinances").

2. A portion of the land shall be dedicated to the City for use as a site for affordable housing.

Developers who cannot reasonably include the affordable units in the project itself will be required to set aside a portion of the land or to purchase land in another part of the city where the City or a nonprofit agency can develop housing.

3. An in-lieu fee, related to the cost of providing affordable housing, shall be offered to the City.

In-lieu fees may be an attractive alternative to developers, but in some situations may result in higher prices for the remaining units if the developer can pass the added costs on to other buyers. Usually, developers sell housing at the highest price the market will bear, so that in-lieu contributions have no effect on the price of other units, it is not the objective of the City to build a large housing fund and not develop affordable housing. The inclusionary ordinance, at a minimum, should specify the amount of an in-lieu fee in the event it is the most viable alternative, and so that it clearly is an exaction comparable in value to the actual provision of units.

4. Reasonable Alternative Measures

Various inclusionary zoning ordinances use slightly different mechanisms geared to the local housing market. As market conditions change, the city may need to develop alternative measures to provide incentives to developers to include affordable housing in their projects.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

PROGRAM 2.2.b

Provide a bonus to:

- a) those developments that incorporate below market rate units directly within the same development; and,
- b) to those developments that otherwise exceed the requirements of the inclusionary ordinance.
- c) provide Density Bonus increases up to 25% for below market rate housing in designated areas.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate.

POLICY 2.3

The City or its designee shall insure that occupants of non-market rate units meet the income restrictions of the project and that these units are preserved as affordable.

PROGRAM 2.3.a

Schedule an annual meeting with nonprofit housing developers to assist in identifying appropriate sites and to encourage the development of rental housing and rehabilitation.

Responsible Body: Administration Department.

Timing: Immediate.

The City can aid developers of lower cost housing by identifying sites for lower cost housing in advance and encouraging development proposals for sites so identified. Fort Bragg maintains an inventory of vacant lands for this purpose. The City will also provide information on federal and state funding sources.

POLICY 2.4

The City shall pursue City, County, State and Federal programs that provide housing opportunities for low and moderate income households.

PROGRAM 2.4.a

Amend the Zoning Ordinance to allow second residential units as a permitted use in all residential zones.

Responsible Bodies: City Council, Planning Commission,
Planning Department.

Timing: Immediate and Continuing.

PROGRAM 2.4.b

Refer to Program 2.1.h

PROGRAM 2.4.c

Use readily available methods to encourage a full range of housing types, such as developer agreements and mortgage revenue bonds.

Responsible Bodies: Administration Department, Planning Commission, Planning Department.

Timing: Ongoing.

Local governments can consummate binding agreements with developers to assure that the City will not change the laws affecting the developers proposed project, in exchange for the developer's financing of public improvements and other commitments (such as providing rental units for an extended number of years).

Tax exempt mortgage revenue bonds have been used to encourage rental housing with a specific number of units (usually 20%) to be rented to low income families. The provisions of the enabling legislation ensure that the units will be available as rentals for 10 years or more.

PROGRAM 2.4.d

Continue to participate in and promote the Section 8 Existing Housing Program.

Responsible Body: Administration Department.

Timing: Ongoing.

The City currently participates in the "Section 8 Existing Housing Program". To qualify, a household must have an income of 80% or less of the county's median income, adjusted for family size.

PROGRAM 2.4.e

Expand the redevelopment boundaries for the purpose of encouraging the construction and/or improvement of housing affordable by households of very low, low and median income.

Responsible Agencies: City Council, Redevelopment Agency, Administration Department.

Timing: Immediate.

POLICY 2.5

Large scale commercial and industrial development proposals shall be reviewed to determine housing related impacts.

PROGRAM 2.5.a

Develop an impact threshold level to determine the impacts on the City's housing supply associated with new commercial and industrial development. Those developments exceeding the threshold must mitigate those impacts.

PROGRAM 2.5.b

Continue to participate in and promote the Section 8 Existing Housing Program.

Responsible Body: Administration Department.

Timing: Ongoing.

The City currently participates in the "Section 8 Existing Housing Program". To qualify, a household must have an income of 80% or less of the county's median income, adjusted for family size.

POLICY 2.6

Review housing progress and unmet needs annually with City Council.

PROGRAM 2.6.a

Refer to Program 2.3.a

The City can aid developers of lower cost housing by identifying sites for lower cost housing in advance and encouraging development proposals for sites so identified. Fort Bragg maintains an inventory of vacant lands for this purpose. The City will also provide information on federal and state funding sources.

GOAL #3 (Housing Opportunity)

Cooperate with agencies providing temporary shelter for the homeless and those in crisis.

POLICY 3.1

The City (working cooperatively with the County) shall provide funds for a shelter to temporarily house six homeless families, battered spouses and others in crisis situations.

PROGRAM 3.1.a

Provide a referral service to link those experiencing discrimination in housing with public or private groups who handle complaints against discrimination.

Responsible Body: Administration Department.

Timing: Ongoing.

To discourage discrimination, the City will continue to seek state and federal enforcement of Fair Housing Laws and will cooperate with local agencies that investigate claims of discrimination.

PROGRAM 3.1.b

Annually monitor statistics for police, county agencies or private organizations regarding emergency shelter needs, and cooperate with or support public and private efforts to respond to those needs.

Responsible Body: Administration Department.

Timing: Ongoing.

PROGRAM 3.1.c

The City Council may consider waiving the City's Bed Tax Fees for individuals using paid vouchers for temporary shelter in City motels.

C. HOUSING QUALITY

The presence of quality housing in good condition is important to the community. The City would like to improve the condition of its existing housing and enhance the residential quality and character of Fort Bragg. Quality housing requires adequate urban facilities and services, and the City will support residential development only in those areas where facilities and services are available or will be provided by the development. The City will extend utilities and services only into the most viable expansion areas, and will maintain development fees at a sufficient level to finance infrastructure costs.

Older neighborhoods should be maintained and upgraded. To that end, the City will seek the cooperation of lending institutions for financing structural improvements.

The City will endeavor through the development approval process to insure that Fort Bragg's community character, housing quality, and physical and visual environment are improved, and that energy conservation features are incorporated into the design of residential developments. Historically recognized homes should be preserved.

GOAL #4 (Housing Quality)

Improve the condition of the City's existing housing stock.

POLICY 4.1 (Housing Quality)

The City shall seek cooperation from local lending institutions for financing improvements to older structures.

PROGRAM 4.1.a

Apply for CDBG funds or other available state and federally funding for housing rehabilitation.

Responsible Body: City Administrator.

Timing: Ongoing.

The City will use funds obtained through in-lieu fees to buy land for the development of lower cost housing.

POLICY 4.2

The City and the Redevelopment Agency shall participate in available housing rehabilitation programs.

PROGRAM 4.2.a

Apply portions of the Redevelopment Agency's 20% housing allotment for funding to rehabilitate needed homes.

Responsible Bodies: City Administrator, Redevelopment Agency.

Timing: Ongoing.

POLICY 4.3

The selective rehabilitation of housing in nonconforming zones shall be permitted and encouraged.

PROGRAM 4.3.a

Develop a voluntary code inspection program emphasizing rehabilitation and energy features.

Responsible Bodies: Building Department, Redevelopment Agency, nonprofit agency.

Timing: Immediate.

PROGRAM 4.3.b

Initiate a voluntary pre-sale code inspection program.

Responsible Body: Building Department.

Timing: Immediate.

GOAL #5 (Housing Quality)

Enhance the residential quality and character of Fort Bragg.

POLICY 5.1

Promote community character by encouraging rehabilitation of structures and landscaping grounds.

PROGRAM 5.1.a

Continue to regulate aesthetics through the Planning Commission, building code, zoning ordinance and the Site and Architectural Review Committee.

Responsible Bodies: Planning Department, Site and Architectural Committee.

Timing: Ongoing.

PROGRAM 5.1.b

Permit housing rehabilitation in zones where housing is a nonconforming use, considering on a case-by-case base the health, safety, and welfare of the community, the neighborhood character and the desirability of mixed use developments.

Responsible Body: Planning Department.

Timing: Ongoing.

D. RESOURCE CONSERVATION

The City of Fort Bragg faces many environmental constraints. Issues such as the rising cost of fuel to heat homes, a five year state-wide drought, a state imposed water moratorium reducing new housing start-ups and the rapid closures of regional landfills pose many obstacles to the City that inhibit the development of new housing for all income levels.

GOAL #6 (Resource Conservation)

Reduce residential energy consumption and costs to maintain housing affordability.

POLICY 6.1

Encourage energy conserving design, siting and construction in new residential development.

PROGRAM 6.1.a

Continue to provide density incentives for the installation of specified energy conservation features which exceed the required building standards in new housing.

Responsible Bodies: City Council, Planning Commission, Planning Department.

Timing: Ongoing.

POLICY 6.2

Establish a home weatherization program for low and moderate income residents.

PROGRAM 6.2.a

Continue to provide density incentives for the installation of specified energy conservation features which exceed the required building standards in new housing.

Responsible Bodies: City Council, Planning Commission, Planning Department, Building Department.

Timing: Ongoing.

PROGRAM 6.2.b

Establish a weatherization assistance program. Pacific Gas and Electric operates a zero interest program and either performs the work itself or contracts out to a local nonprofit housing corporation.

Responsible Body: PG & E in cooperation with a nonprofit housing corporation, Building Department.

Timing: Immediate.

HOUSING ELEMENT
TIER 5 EIR

1. INTRODUCTION

The City of Fort Bragg is considering an amendment to its General Plan to add an updated Housing Element. The City has authorized preparation of a tiered environmental impact report in order to provide a foundation for the understanding of the environmental consequences of its decision and to consider potential alternatives to its action. The City is acting as lead agency as it is the governmental jurisdiction to make a decision concerning approval of the General Plan Amendment.

Administration of the EIR

Lead Agency: Fort Bragg

Project: Housing Element revision, City of Fort Bragg

Lead Agency actions required: Action by the City Council to amend the Fort Bragg General Plan and to adopt the revised Housing Element.

Responsible Agencies: State of California, Housing and Community Development.

Report preparation and supervision: Scott Cochran, Planning Assistant, City of Fort Bragg, 416 North Franklin Street, Fort Bragg, California 95437, (707) 961-2825.

Community Participation: Housing Element Advisory Committee

A. Purpose

The purpose of the tiered environmental impact report is twofold. First, it is intended to examine the proposed housing element and alternatives in order to supply the data required for an informed decision by the City Council. Second, the tiered EIR is intended to provide a foundation from which future project-specific environmental impact reports can be prepared. The tiered EIR provides a focus by identifying that there are potential impacts in an area for which a policy may permit future development. By making this identification, the property owner then knows in advance that the application for development must specifically address the issue identified in the lower tier of the EIR.

Using the tiered EIR as an foundation for assessing future development means that the specific project is submitted with a far greater understanding of its environmental consequences that if there were no base from which a future EIR could be prepared.

B. The EIR process

Environmental impact reports are prepared in two steps to accommodate the greatest amount of public participation. The first step is the draft environmental impact report, commonly called the DEIR. The Draft EIR is prepared by assimilating available information, generating new data, as required, and presenting the findings and conclusions in a format conforming to State regulations and the City's EIR process. When completed, the DEIR is circulated to the public and the various agencies

for purposes of obtaining formal comments about its content. A review period of forty-five days is established for this process. During the review period, a public hearing will be conducted in order to take statements from interested parties.

When the review period concludes, the City reviews each comment that was submitted and prepares a response to the issues. The responses are consolidated into a document called the final environmental impact report or FEIR. The FEIR may address each comment by summarizing the issue and response in a separate section, the document may be modified to respond to the comment, or it may provide notations in the text. When the FEIR is completed, the City Council will consider whether to certify the document as complete. Once it is certified, the document becomes the Environmental Impact Report.

Certification of the EIR does not mean that the document is the final authority. Certification is a final authority. Certification is a formal action by the City Council stating that the EIR was prepared in conformance with the California Environmental Quality Act and that the Council considered the EIR prior to making its decision. A major purpose of an EIR is to inform. The Council may disagree with some conclusions in the EIR, but still can certify the EIR. Technical disagreement of differences of opinion do not undermine the legal defensibility of the EIR.

2. SCOPE OF ISSUES

A. Direct vs. Indirect

The California Environmental Quality Act requires that an environmental impact report review a list of environmental issues to determine if approval of a proposed project will result in the potential of a significant effect. To assist the development of an environmental review program, the State's codified regulations include appendices to provide a measurement of which effects are significant and not significant. In addition to examining the direct impacts potentially created by the project's approval, the EIR is also required to examine indirect environmental effects. Indirect impacts are those which are not created by the project's approval, but may eventually occur when other projects that are enabled by the Housing Element are developed. This assessment of indirect issues is the focus or main scope of the Tier EIR. The support for this approach comes from the CEQA Guidelines:

Section 15385 Tiering. "Tiering" refers to the coverage of general matter in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared. Tiering is appropriate when the sequence of EIRs is:

- a. From a general plan, policy, or program EIR to a program, plan, or policy EIR of lesser scope or to a site-specific EIR.
 - b. From an EIR on a specific action at an early stage to a subsequent EIR or a supplement to an EIR at a later stage.
- Tiering in such cases is appropriate when it helps the lead agency to focus on the issues which are for decision and exclude from consideration issues already decided or not yet ripe.

In using the tiering concept, the EIR will separate those issues which are direct, and need to be examined in substance at this Tier in the EIR process from those effects that are indirect, and are better reviewed in a later tier. The Guidelines define effects as:

Section 15358 Effects. "Effects" and "impacts" as used in ... (the) Guidelines are synonymous.

a. Effects include:

1. Direct or primary effects which are caused at the same time and place.
2. Indirect or secondary effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate and related effects on air and water and other natural systems, including ecosystems.

b. Effects analyzed under CEQA must be related to a physical change.

B. Potentially Significant Environmental Effects

One area of confusion associated with the California Environmental Quality Act is the determination of which environmental impacts are considered to be significant, and which impacts are not. The CEQA Guidelines include a general yardstick from which significant impacts can be measured. The measures, which are included in Appendix G in the Guidelines were used to define the scope of potentially significant impacts generated by the Housing Element.

In concert with the information presented here, the judgement as to whether an impact is significant is based on whether there is substantial evidence in the record to support a fair argument that a project may have a significant effect on the environment.

The proposed project is the approval of a revised Housing Element for the Fort Bragg General Plan. The Element proposes a number of policies related to the overall growth and development of the Fort Bragg area.

When the new Housing Element is adopted, the City will need to incorporate the proposed programs into its annual budget. Some of the implementing programs will require the enactment of new ordinances or regulations for development projects.

C. Issues Considered Significant

EIR Table 1 serves as an analysis of the issues that are believed to have potentially significant direct or indirect environmental impacts as a result of approving the Housing Element as it is presently written.

With the Housing Element, the EIR Table 1 serves as an initial study. This is a listing of the issues which are believed to be potentially significant prior to the start of the EIR preparation.

3. SUMMARY OF ENVIRONMENTAL ISSUES

Conformance to plans

The proposed project results in a change to the Fort Bragg General Plan. The element does not result in the development of any policies which are internally inconsistent to the remainder of the General Plan. The project does not have significant environmental impacts associated with land use and policy conformance. The Element, in effect, is a response to the existing land use patterns that have been developing in Fort Bragg since the adoption of the General Plan in the early 1980's.

A. EARTH

Summary of major findings

The EIR summary table noted an indirect impact associated with earth. This would include disruptions, displacements, compaction or over-covering of the soil.

Prior to housing construction, grading of the land may require compaction and over-covering of the native earth. When over-covering occurs, the existing earth surface is compacted or covered with an impermeable material. This disrupts the ability of the soil to allow water to be absorbed, and increases run-off. When water run-off increases, it carries with it soil and other surface matter. Additionally, an increase in compacted areas results in a decrease in area serving as a collection for aquifer recharge.

There are a number of methods that can result in a reduction of erosion impacts to levels of insignificance, but these cannot be defined until a specific project is proposed for design and development. In most cases, the impact can be eliminated as part of the design so that no mitigation is necessary.

Proposed Mitigation

When a specific project site is selected and the environmental process begins, the environmental analysis of said project shall incorporate a study on the changes in soil absorption patterns due to the compaction and over-covering of the area.

Any proposal to construct new housing shall require an analysis and mitigating design for drainage and surface runoff on erosion prone surfaces.

B. WATER

Summary of major findings

The Housing Element will seek to provide additional housing units within the City limits and areas destined to be annexed outside the City limits. The potential impact is the creation of impervious surfaces thus increasing the amount of surface runoff. The normal yardstick for significance of surface runoff is associated with whether the change in runoff patterns will increase the potential for flooding or downstream contamination. The availability of water will play a major role in the development of housing within the City limits. The City of Fort Bragg is in the process of securing a supplemental water source.

Mitigation Measure

Studies of surface water runoff shall include an assessment as to whether there is potential stream contamination from surface materials entering streamflows.

C. VEGETATION

Summary of major findings

The proposed Housing Element will encourage new housing not only in the existing City limits, but also in lands destined to be annexed. It may be likely that there could be plants listed as species of special concern, or rare or endangered plant species in an area scheduled for housing units.

Mitigation Measure

When developing site plans for the construction of new housing units, a survey of plant species may be required depending on the specific site. If a housing development encounters species of special concern or rare or endangered species, the environmental review shall include alternatives to the proposed project or methods of mitigating the project impact to the plant communities or habitats.

D. ANIMAL SPECIES AND HABITAT

Summary of major findings

Animal communities are similar to plant communities in terms of the impact from the Housing Element. The potentially significant effects are indirect, and may not occur or may occur at a time of specific development proposals. As with the plant communities, there is a potential for the disruption of animal habitats or range areas.

Mitigation Measure

When proposals for new housing units are submitted, the City shall determine if the housing will disrupt animal habitat or range area. If the development encounters species of special concern, rare, or endangered animal species, the environmental review shall include alternatives to the proposed route or methods of mitigating the project impact to the wildlife or their habitats.

E. NOISE

Summary of major findings

The Housing Element adoption may directly result in some changes related to noise. Shifts in traffic patterns may change noise levels in certain areas of the City.

New streets created as a result of land divisions will change the ambient noise level of areas that are underdeveloped or underutilized. Traffic noise is highest when vehicles have to slow down, stop and resume travelling speed.

Methods of reducing the impacts of noise are well documented. The solutions can range from landscaping to other types of sound barriers.

Mitigation Measure

Update the noise element to determine traffic noise contours suitable for residential areas.

F. LIGHT AND GLARE

The proposed project does not provide for the addition of any new lighting sources. It may be possible that when new roads are constructed, street lights will be part of the project. The effects of light and glare from street lights is minimal and not significant.

G. LAND USE

Summary of major findings

The proposal in the Housing Element to create new housing, thus new utility extensions, new roads could result in a need to make changes to the Land Use Element of the General Plan. If such changes are necessary, it is a direct impact of the Housing Element.

To assess the impact of land use, the existing land use designations need to be reviewed in relation to the permitted uses and densities to support new housing. Additionally, a specific plan would be recommended for areas to be annexed. The specific plan will address policies and actions promoting the expansion of infrastructure to serve those areas and what effect will it have on inducing growth in adjacent unincorporated areas.

Mitigation Measure

Re-evaluate the Land Use Element to determine appropriate land uses and densities for areas within the City limits and those areas outside the City limits destined to be annexed.

H. POPULATION

Summary of major findings

The potential impacts from changes in population densities of patterns from the creation of new housing may be significant. The City's annual growth rate will remain constant and therefore an increase in population will not be significant if the growth rate is maintained at present level.

I. TRAFFIC AND CIRCULATION

Summary of major findings

The Housing Element will indirectly result in a number of changes or additions to the City's traffic and circulation patterns. Discussion of traffic flow and circulation is documented in detail in the City's 1991 Circulation Element. There are three distinct sections to the Circulation Element. The main section of the element addresses the needs to solve traffic congestion city wide, specifically between the Noyo River and Pudding Creek.

A second section of the Circulation Element is that area south of Noyo River, north of Hare Creek, west of Highway One and eastward beyond South Harbor Drive. It addresses a cumulative scenario of build-out and a goal of keeping the Level of Service at "D" for the entire area.

The third section of the element covers the area north of Pudding Creek and moving northward to the terminus of the northern City limits.

The Circulation Element does take into consideration the annual growth rate of the City and the cumulative commercial and industrial growth projected for the area. As development commences, the City will refer to its Circulation Element and EIR for policy and implementation measures to correct circulation deficiencies on State Highway One and its City streets.

Mitigation Measure

The Circulation Element and its Environmental Impact Report contain implementing programs which will improve circulation routes and mitigate any adverse impacts associated with development on State Highway One and its own City streets. Those implementing programs are summarized in Table VII of that document.

As the City annexes nearby adjacent lands for residential development, a Specific Plan and EIR will be prepared to assess specific impacts and offer any mitigation necessary to eliminate or reduce those traffic and circulation impacts to a level of insignificance.

J. PUBLIC FACILITIES AND SERVICES

Summary of major findings

The proposed Housing Element will propose construction of new housing. The new housing will need to be supplied with infrastructure and maintain those services which could result in increases in the City's budget to provide those services.

Mitigation Measure

As the City annexes new lands into the City limits, the specific plan and EIR shall analyze the fiscal impacts to the City in providing those services to those areas not served presently. Development impact fees may be necessary to compensate for the extra burden on those City services.

K. AESTHETICS

Summary of major findings

New housing that is located within the coastal zone of the City of Fort Bragg may be required to design homes that do not intrude into or block public views. The City will evaluate project specific proposals as they occur.

L. CULTURAL RESOURCES

Summary of major findings

When specific sites are developed, especially in areas near Noyo River and Pudding Creek, a possibility may exist that the construction activities may encounter significant cultural resources of historic or prehistoric value. It is not possible to survey for such possibility until a specific proposal is applied for.

EIR TABLE 1

Summary of potentially significant direct and indirect issues

- * denotes Initial Study issue number
 ** denotes direct or indirect impact
 * denotes this is likely to be found a potentially significant effect
 ** denotes this may have the potential to be a significant effect

IS #	ISSUE	DIR	IND	EXPLANATION
Earth				
(1b)	Covering or over-compaction of soils		*	When housing is built and grading required including cuts and fills and paving.
(1e)	Increase in erosion			
(1f)	Increase in deposition on beach sands			
Water				
(3b)	Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff		*	New housing may impact drainage patterns.
Plants				
(4)	New housing could be situated over environmentally sensitive habitat		**	The location of new housing could be in areas of habitat communities for plants which are rare or endangered species of special concern.
Animals				
(5)	New housing could be situated in special animal communities		**	The location of new housing could be in areas of habitat communities for animals which are rare or endangered species of special concern.
Noise				
(6)	New noise levels contours need to be projected or amended for residential neighborhood		*	Showing new houses, roads and changes in traffic patterns may result in increases in ambient noise levels in certain locations.
Light				
(7)	New lights may be installed in new urban areas			The issue of street lighting on new roads may have impact.
Land Use				
(8)	Changes in the Land-Use Element		*	New housing may result in the need to change the land use designations or densities in the Land Use Element.
Population				
(11)	Alterations in population distribution		*	As new housing is needed, low density land uses may become higher densities.
Housing				
(12)	Demand for new housing			The regional housing needs plan assesses the need to develop additional housing units.
Traffic				
(13a)	New housing will generate substantial traffic	**		New housing creates the demand for new roads to make a viable circulation pattern.

EIR TABLE 1
(continued)

Summary of potentially significant direct and indirect issues

- + denotes Initial Study issue number
- ++ denotes direct or indirect impact
- * denotes this is likely to be found a potentially significant effect
- ** denotes this may have the potential to be a significant effect

IS # +	ISSUE	DIR	IND	EXPLANATION
Traffic (13d)	Alterations to present patterns of circulation or movement of people	**		Connections of east-west/north-south roads will alleviate traffic circulation in areas to be developed for housing.
Public Services (14)	Need for additional governmental services	**		Additional housing may create demand for city services.
Aesthetics (18)	New development may impact scenic corridors			The location of housing may be situated in scenic corridors or coastal zone (highly scenic areas).
Archaeological (20)	Effect on sites of historic or prehistoric significance		*	New housing may be situated over cultural resource areas.

4. CUMULATIVE EFFECT OF THE PROJECT

Cumulative effects are environmental impacts which are not significant when they are viewed in isolated circumstances, but when they combine with other aspects of the project or similar off-site environmental impacts, the sum of the effect becomes significant.

When viewed as part of the overall General Plan, the Housing Element does not provide any cumulative impacts. This statement is based on conclusions associated with the fact that there are direct development entitlements that are made possible by this project. If the Housing Element is approved as proposed, it is intended to serve as a relief action for the existing housing stock shortage in Fort Bragg. The housing needs of Fort Bragg is spelled out in the Housing Element.

5. GROWTH INDUCING IMPACTS

The proposed project does include features which are growth inducing. The growth inducing impacts are benefits from a project which provide an opportunity for growth in a manner or location in which it might not have taken place if the project were not approved.

Attempting to meet the Regional Housing Needs Plan, in the next five years, should provide approximately 452 housing units by July of 1997. This increase in the housing stock could attract prospective employers to locate new commercial or industrial enterprises here. Additionally, this increase in housing stock will create a demand on the City to provide adequate public services to the new residential neighborhoods that will be created.

Mitigation Measures

(a) Revise and update the existing Land Use Element for land suitable for residential development and undertake a Capital Improvement Program and Land Use Plan for the areas outside the City limits destined to be annexed.

6. EFFECTS FOUND NOT TO BE SIGNIFICANT

Virtually all projects have environmental effects. The proposed Housing Element provides a policy base from which the City can implement programs to alleviate the housing shortage and needs and achieve its goals.

There are a number of environmental issues which the impacts associated with physical development are found not to be significant. Land Use Policy: The proposed project becomes part of the General Plan, and does not result in internal inconsistencies.

Population: The Housing Element only attempts to provide housing units for all income levels and to keep stride with the annual growth rate.

7. RELATIONSHIP BETWEEN MAN'S SHORT-TERM USE OF THE ENVIRONMENT AND LONG-TERM ENVIRONMENTAL BENEFITS

When considering adoption of a policy document, cities and counties must examine the long-term consequences of the action. The CEQA Guidelines state:

Section 15126(e) The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity. The EIR needs to describe the cumulative and long-term effects of the proposed project which adversely affect the state of the environment. Special attention should be given to impacts which narrow the range of beneficial uses of the environment or pose long-term risks to health or safety. In addition, the reasons why the proposed project is believed by the sponsor to be justified now, rather than reserving an option for further alternatives, should be explained.

The City of Fort Bragg is facing a problem associated with a shortage of housing units available to all income levels. A low vacancy rate, low numbers of vacant or underutilized residential lots in the City limits, and limited funds to undertake planning studies and capital improvement plans for those lands destined to be annexed put a further burden on the housing problem.

The proposed Housing Element will provide policies and programs to provide housing to all and aid to the City in implementing the programs from outside funding sources.

8. PROJECT ALTERNATIVES

When environmental impact reports are prepared, one aspect of the document is to include a series of alternatives to the project which provide decision makers with an opportunity to see what other options might exist in lieu of or as a modification to the proposed project.

No Project Alternative

The California Environmental Quality Act requires that the discussion of alternatives include an option called the "No Project" alternative. This choice is to provide an assessment of what would occur if no action were taken to approve or conditionally approve a project.

In this particular case, the no project alternative would result in retention of the existing Housing Element. Many of the problems identified in the proposed revision are reflected in the existing General Plan. The difference is that the current General Plan does not have an implementing program to carry out the solutions.

If the proposed Element is not approved, and the existing General Plan remains in effect, there would be no direction for the City from which it could develop a program to take advantage of housing improvement opportunities.

GOAL #7 (Resource Conservation)
Reduce residential water consumption.

POLICY 7.1
Encourage residential wells to be used for domestic and landscaping with proper permits and minimum standard lot.

POLICY 7.2
Encourage the use of native, drought tolerant landscaping.

POLICY 7.3
Require the use of water conserving plumbing in all new homes, rehabilitated homes and encourage that use in all other homes.

PROGRAM 7.1.a / 7.2.a / 7.3.a
The City shall prepare an informational pamphlet demonstrating procedures to obtain a landscaping well, use of gray water in landscaping, list of native, drought tolerant vegetation and water conserving plumbing that can reduce water consumption in a residence.
Responsible Body: Administration Department.
Timing: Immediate.

PROGRAM 7.1.b
The City shall establish a permitting procedure on all residential lots to allow domestic wells where water supply can be proven safe. Periodic testing of wells will be instituted.

GOAL #8
Reduce residential solid waste disposal by encouraging city-wide recycling.

POLICY 8.1
Encourage city-wide recycling programs consistent with state mandates.

PROGRAM 8.1.a
The City shall continue to educate its citizens on recycling and provide new information as necessary.
Responsible Body: Administration Department.
Timing: Ongoing.

GOAL #9
Improve air quality by encouraging fuel efficient clean burning wood stoves.

POLICY 9.1
Require the use of environmentally sound wood stoves for all new homes and rehabilitated homes.

PROGRAM 9.1.a
The City shall establish a permitting procedure on all residential lots to regulate wood burning stoves consistent with State Standards.
Responsible Body: Building Department.
Timing: Immediate.

APPENDIX

MENDOCINO COUNTY DEPARTMENT OF SOCIAL SERVICES RESOURCES FOR COASTAL AREA HOUSING AND EMERGENCY SERVICES

HOUSING

PHONE NUMBERS

Colombi's Motel 647 Oak Street Fort Bragg, CA 95437	964-5773
Shoreline Motel 18725 N. Highway 1 Fort Bragg, CA 95437	964-2977
Hidden Pines Campground 18603 N. Highway 1 Suite 344 Fort Bragg, CA 95437	961-5451

FOOD

Food Bank 900 N. Franklin St. Fort Bragg, CA 95437	964-9404 Mon., Wed., Fri 1 - 4 p.m.
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OTHER EMERGENCY RESOURCES

Salvation Army 153 N. Main St. Fort Bragg, CA 95437	Contact Ft. Bragg Police Dept. 961-2800 2 - 10 p.m.
Fort Bragg Ministerial Assoc.	964-SAFE (7233)

CRISIS LINE

Open 24 hours per day for advice and referral	964-HELP (4357)
--	-----------------

OTHER USEFUL NUMBERS

Social Security 242-A N. McPherson St. Fort Bragg, CA 95437	964-1028
Public Health (Mendocino County) 120 W. Fir St. Fort Bragg, CA 95437	964-1251 or 964-4713

Pilot House
200 S. Franklin St.
Fort Bragg, CA
95437

964-4370

Mental Health (Mendocino County)
790 S. Franklin St.
Fort Bragg, CA
95437

964-4747

Social Services
790 S. Franklin St.
Fort Bragg, CA
95437

964-5374

Housing Now!
211 W. Elm St.
Fort Bragg, CA
95437

964-4235

HOUSING ELEMENT SURVEY (Rough Draft)

1. Please indicate the category which best describes your organization.

Manufacturing

Construction - commercial/residential

_____ Retail Sales

_____ Financial Services - banks, accounting services,
credit unions

Transportation

_____ Community Services Other than Public - restaurants
auto repair, motels

_____ Governmental Public Services - city, county, federal
government offices, schools, public hospitals

 Lumber or Agriculture - lumber, fishing, farming

2. Please indicate the number of full time (40 hours per week) and part time (less than 40 hours per week) employees currently employed.

Full Time

Part Time

Year Round

Seasonal

(less than 6 months)

3. Please indicate the number of employees by the job category listed below and the lowest, highest, and average wage paid for each category. (include tips & commissions)

Number of Employees

Hourly Wages		
Lowest	Highest	Average
1.00	1.50	1.25
1.25	1.75	1.50
1.50	2.00	1.75
1.75	2.25	2.00
2.00	2.50	2.25
2.25	2.75	2.50
2.50	3.00	2.75
2.75	3.25	3.00
3.00	3.50	3.25
3.25	3.75	3.50
3.50	4.00	3.75
3.75	4.25	4.00
4.00	4.50	4.25
4.25	4.75	4.50
4.50	5.00	4.75
4.75	5.25	5.00
5.00	5.50	5.25
5.25	5.75	5.50
5.50	6.00	5.75
5.75	6.25	6.00
6.00	6.50	6.25
6.25	6.75	6.50
6.50	7.00	6.75
6.75	7.25	7.00
7.00	7.50	7.25
7.25	7.75	7.50
7.50	8.00	7.75
7.75	8.25	8.00
8.00	8.50	8.25
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24.25	24.75	24.50
24.50	25.00	24.75
24.75	25.25	25.00
25.00	25.50	25.25
25.25	25.75	25.50
25.50	26.00	25.75
25.75	26.25	26.00
26.00	26.50	26.25
26.25	26.75	26.50
26.50	27.00	26.75
26.75		

- a. Management/Supervision

- b. Professional (lawyers, teachers, accountants, engineers, entertainers, any highly trained position degree or licensure)

- c. Technical (social worker, medical/dental technician, registered nurse, lvn)

- d. Sales Related (clerk, cashier, ins sales, real estate rep.)

Job Category/Wage (Cont)

- e. Clerical Administrative Support (office clerks, secretaries, data entry) _____
- f. Craft Persons (journey level workers, carpenters, plumbers, mechanics, etc.) _____
- g. Equipment Operators (drivers, equipment operators of all types) _____
- h. Service Workers (maids, food prep, gardeners, janitors, nurses aides, bartenders, bus persons) _____
- i. Laborers (lumber pullers, fish filleters, bag persons, construction, apprentices) _____

4. What type of health insurance do you provide for employees?

_____ None _____ Medical _____ Dental

5. If you do provide health insurance please indicate how costs are paid.

_____ Employer pays full cost

_____ Employee pays full cost

_____ Employer and Employee share cost

6. Which employee categories have experienced Increase/Decrease this past year(Since Jan. 1990)

	Number Increased	Number Decreased
1. Management	_____	_____
2. Professional	_____	_____
3. Technical	_____	_____
4. Sales	_____	_____
5. Clerical	_____	_____
6. Crafts	_____	_____
7. Equipment operator	_____	_____
8. Service workers	_____	_____
9. Laborers	_____	_____

7. Do you expect further increase in these positions during the next 2 years?

_____ Yes

_____ No

8. Do you expect your business or organization to _____ expand
_____ decrease in the next 2 years? Why? _____

9. Do you currently have job vacancies you have been unable to fill or have been vacant for two or more months?

_____ Yes

_____ No

If yes please list positions _____

10. What factors do you feel have contributed to the inability to fill job vacancies and return employees?

	Important			Unimportant	
1. Cost of Living	1	2	3	4	5
2. Cost of Housing	1	2	3	4	5
3. Availability of Housing	1	2	3	4	5
4. Community Services (schools, medical care, etc.)	1	2	3	4	5
5. Ability to meet wage expectations	1	2	3	4	5
6. Lack of Qualified Applicants	1	2	3	4	5
7. Other _____					
_____	1	2	3	4	5

The Fort Bragg Housing Element Advisory Committee needs to find out what your housing needs are and what your current living situation is. The information you give us will be used to plan housing for the city of Fort Bragg.

PLEASE COMPLETE AND RETURN WITH YOUR INCOME REPORT.

1. Is your household headed by a: ☐ single parent ☐ two parents.
2. Is your head of household disabled? ☐ yes ☐ no.
3. How many household members (total) are there?
4. How many household members are under 18?
5. What is your total income per month? \$
A. Income Source:
6. Do you: ☐ rent ☐ own ☐ share rent with another family ☐ work for rent ☐ other.
7. How much do you pay monthly for housing costs? \$
8. Have you experienced discrimination in obtaining housing in fort Bragg due to: ☐ large family size ☐ other reasons
Please explain:
9. Are you currently homeless? ☐ yes ☐ no.
10. Have you ever been homeless? ☐ yes ☐ no.
11. Are you close enough to public transportation to be able to use it? ☐ yes ☐ no.
12. List problems/needs you see for the housing situation in Fort Bragg:
13. List ideas/suggestions for improving housing in Fort Bragg:
14. Comments:

Thank you for completing this form.

El Comité de Vivienda de Fort Bragg (Fort Bragg Housing Element Advisory Committee) quiere saber que son sus necesidades de vivienda y que es su situación corriente (de vivienda). Esta información estará utilizada para planear la vivienda por la ciudad de Fort Bragg.

POR FAVOR LLENE ESTA FORMA Y REGRESELA CON SU REPORTE MENSUAL DE ELEGIBILIDAD (CA-7).

1. Cual es su zona postal? _____
2. En su casa hay: _____ un padre/madre o _____ los dos padres?
3. En su casa esta incapacitado la madre o el padre?
4. Cuantas personas viven en su casa?
5. Cuantas personas en su casa tienen menos de 18 años.
6. Cual es el ingreso total que reciben Uds. cada mes? \$ _____
A. Origen de los ingresos: _____
7. En hablando de la vivienda: Renta Ud? _____ Tiene Ud. su propia casa? _____ Comparte Ud. la renta con otra familia? _____ Trabaja Ud. por la renta? _____ otra? _____
8. Cuanta paga Ud. por vivir (la renta, pagos, etc.)? \$ _____
9. Ud. ha sufrido la discriminación en obteniendo la vivienda en Fort Bragg? Porque? _____ una familia grande _____ otras razones?
Por favor explique Ud. _____
10. Tiene Ud. un lugar donde vivir ahora mismo? _____ Si _____ No
11. Ha Ud. estado sin lugar de vivir en su vida? _____ Si _____ No
12. Vive Ud. bastante cerca de la transportación pública para usarla? _____ Si _____ No
13. Enumere Ud. (anotar) problemas/necesidades con respecto de la vivienda en Fort Bragg.
14. Enumere Ud. (anotar) ideas/sugestiones para mejorar la vivienda (la situación) en Fort Bragg.
15. Comentarios/Observaciones: _____

Muchas gracias de completar esta forma.
Regresela con su Reporte Mensual de Elegibilidad (CA-7)



C124911182

ACCOPRESS®

25970	YELLOW
25971	BLACK
25972	LIGHT BLUE
25973	DARK BLUE
25974	LIGHT GRAY
25975	LIGHT GREEN
25976	DARK GREEN
25977	TANGERINE
25978	RED
25979	EXECUTIVE RED

GENUINE PRESSBOARD

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